



## 36 Spruce Drive Vernon British Columbia

\$799,900

Located in the serene community of Westshore Estates, this nearly new beautiful walkout rancher offers a perfect blend of modern design and natural beauty. Situated on a 0.23-acre lot, the home enjoys privacy and fabulous views of Okanagan Lake and the surrounding mountains. The open-concept main floor features a bright living, dining, and kitchen area with seamless access to a large south-facing deck—ideal for entertaining. The primary bedroom is a private retreat with a well appointed ensuite, walk in closet and direct deck access, while a second bedroom on the main floor also offers back deck access, providing privacy, comfort and convenience for guests or family members. The lower level is designed as a self-contained in-law suite, complete with a kitchenette, laundry, and a covered deck to take in the views, perfect for an Airbnb or mortgage helper. Westshore Estates is a haven for outdoor enthusiasts, with hiking and biking trails, boat launches, and beaches just minutes away. Despite the peaceful, private setting, you're within easy reach of Vernon's shops, dining, and cultural attractions. Whether you're seeking a full-time home, vacation retreat, or investment property, this move-in-ready home delivers the best of Okanagan living. (id:6769)

Utility room 6'1" x 9'2"

Storage 9'2" x 24'9"

Recreation room 17'7" x 23'2"

Office 9' x 9'4"

Laundry room 5'11" x 11'4"

Kitchen 14'1" x 10'9"

4pc Bathroom 10'7" x 5'3"

Primary Bedroom 12'7" x 10'6"

Living room 15'5" x 13'3"

Kitchen 9'7" x 19'8"

Dining room 15'5" x 9'10"

Bedroom 8'8" x 10'5"

4pc Ensuite bath 11'5" x 6'3"

4pc Bathroom 8'5" x 5'3"

Listing Presented By:



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