



## 4110 36th Avenue 4 Osoyoos British Columbia

\$1,150,000

Welcome to #4 in Sonora Ridge an executive gated community on the East Bench of Osoyoos, just a short walk from the lake and minutes from Downtown. The main level features an open living space with custom cabinetry, gas fireplace, vaulted ceilings and oversized windows showcasing stunning mountain views and a glimpse of the lake. The chef's kitchen includes custom cabinetry, a large island, granite countertops, pantry, and premium appliances including like-new gas range and 3-drawer dishwasher. Step from the dining area to a partially covered upper deck with an outdoor kitchen, dining space and lounging area protected by solar blinds. The primary suite offers a spa-like bath with a soaker tub, walk-in shower, and double sinks. The office includes custom shelving, a fireplace and French Doors leading to the courtyard. A spacious laundry room completes the main level with oversized appliances and ample storage. The lower level offers two bedrooms, full bathroom, kitchenette with Dishwasher, a large family room and access to a private backyard with covered patio, gas fire-pit, artificial turf and space for games. Additional features include a gym, cold storage room and heated double garage with hot and cold water. Full furniture package included! Contact your REALTOR® today! (id:6769)

Other 8'7" x 7'1"

Utility room 29'2" x 12'

4pc Bathroom 8' x 8'3"

Bedroom 10'8" x 13'2"

Bedroom 12'3" x 13'1"

Games room 10'5" x 16'6"

Family room 20'2" x 23'4"

Laundry room 6'10" x 11'5"

Kitchen 9'11" x 15'3"

Living room 16'10" x 28'

Dining room 11'5" x 7'2"

Den 14'2" x 9'11"

2pc Bathroom 5'9" x 5'3"

5pc Ensuite bath 13'2" x 9'8"

Primary Bedroom 18'11" x 12'7"

Listing Presented By:



Originally Listed by:  
Fair Realty (Nelson)

<http://www.johnknox.ca/>



**Royal LePage Locations West Realty**

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