



# 5225 Cunningham Road Vernon British Columbia

\$969,000

This sprawling rancher with a fully finished basement is a meticulously maintained, quality-built home with a value of features! The main floor boasts 1740 sq. ft. of elegantly designed living space. The bright kitchen, adorned with maple shaker cabinetry, a custom-built wall pantry, newer appliances and ceramic tile floor. Slider doors from a spacious breakfast nook lead to an expansive 1000+ sq. ft. stamped concrete patio. This outdoor oasis includes a custom-built 600 sq. ft. canopy w skylights & mounted gas ceiling heater, perfect for year-round enjoyment. The ample dining room boasts an oak hardwood floor. The large sunken living room is centered with a large picture window. The spacious primary bedroom offers retreat with a 3-piece ensuite +walk-in closet + 2nd closet. A generous second bedroom features an etched window. A 4-piece main bath, convenient back door half bath, and a laundry room complete the main floor. The basement has suite potential with separate entrance & sports a large rec room with an oversized bedroom & 3 pc bath. Past/recent updates include roof, gutters, extra insulation, patio, Low E windows, flooring, window coverings, LED lighting,+ 445 s/f hobby shop! Located in a desirable neighborhood, this home offers easy access to local amenities, parks, schools, providing a perfect blend of convenience and lifestyle. Enjoy the nearby walking trails, vibrant community events, and the friendly atmosphere that make this area a wonderful place to call home. (id:6769)

- 3pc Bathroom 11'11" x 13'8"
- Bedroom 21'11" x 12'7"
- Recreation room 22'11" x 10'11"
- Den 17'8" x 12'3"
- Family room 17'8" x 20'6"
- Other 30' x 17'
- Other 10'2" x 8'3"
- Other 6'8" x 8'9"

- Partial bathroom 7' x 5'2"
- Laundry room 12'5" x 12'2"
- 4pc Bathroom 5'7" x 9'8"
- Bedroom 16' x 12'11"
- 3pc Ensuite bath 5'7" x 9'7"
- Primary Bedroom 15' x 16'4"
- Dining nook 12'10" x 10'11"
- Kitchen 13'8" x 15'4"

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