



# 595 Longspoon Court Vernon British Columbia

\$1,495,000

This home simply takes your breath away the moment you walk in the door. You won't know where to look first, the newly updated kitchen with beautiful quartz countertops & backsplash, newer appliances & hidden pantry or the dining area with updated lighting & stunning table with enough room to comfortably seats 8 for dinner. The living room has the views of the deck & outdoors plus a cozy gas fireplace. This main floor is 1612 sq ft encompasses all of this plus a large primary suite, 5pc ensuite & walk-in closet, a second bedroom, 4pc bathroom & laundry/mud room with plenty of storage. The basement is 1528 sq ft with 2 bedrooms, full 4 pc bathroom & a half bath, large family room, office/den & bright studio or 5th bedroom. The double garage with new epoxy floor & workbench with cabinets, has enough extra space to fit 2 vehicles plus the golf cart. Built in 2014, this home has everything you are looking for, morning sun, privacy at the end of a cul-de-sac, walking/biking trails that start at the end of the driveway & large yard for the young children to play & the family pet. This home offers so much more, but some things you just need to see in person! Predator Ridge offers a variety of amenities to homeowners with a Monthly Fee of \$275 per month you get use of the pool, sauna & hot tub, fitness centre, plus yard landscaping & irrigation maintenance. Transferrable golf membership available but not included. Book a showing & see why so many love the Predator Ridge Lifestyle. (id:6769)

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|-----------------------------|---------------------------------|
| Utility room 17'1" x 14'7"  | Foyer 16'7" x 9'7"              |
| 2pc Bathroom 4'11" x 10'10" | 4pc Bathroom 4'11" x 9'3"       |
| 4pc Bathroom 11'1" x 4'11"  | Bedroom 12'1" x 11'             |
| Office 10'11" x 13'8"       | Other 8'9" x 6'1"               |
| Sunroom 15'5" x 13'1"       | 5pc Ensuite bath 12'2" x 12'11" |
| Bedroom 15'6" x 11'         | Primary Bedroom 12'7" x 14'3"   |
| Bedroom 12'2" x 12'6"       | Dining room 9'11" x 17'1"       |
| Family room 12'6" x 16'6"   | Living room 12' x 16'4"         |
| Other 28'9" x 29'1"         | Kitchen 12' x 10'11"            |

Listing Presented By:



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RE/MAX Vernon

<http://janetbarrettrealestate.com/>



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Mud room 16'6" x 5'6"