



# 78 Spruce Drive Vernon British Columbia

\$849,000

Gracious 4-bedroom residence on large .82 acre lot nestled within a serene wooded enclave, offering sweeping views of the picturesque lake. The interior with stunning maple kitchen featuring quartz countertops, stainless steel appliances, and maple hardwood floors, complemented by a living room adorned with vaulted wood ceilings and expansive windows, inviting abundant natural light, main floor laundry with new W&D. Revel in the scenic lake views from the comfort of your primary bedroom, complete with sliders leading to a private deck. The upper deck presents an idyllic setting for relaxation, deer watching and panoramic views of Okanagan Lake. The lower level unveils an inviting in-law suite with its own separate parking area and entrance, private laundry facilities, two spacious bedrooms, a well-appointed bathroom, and summer kitchen and dining area seamlessly transitioning to the outdoor space. Enhancing the outdoor experience are multiple fire pit areas and a spacious double garage with pull-through doors. Enjoy year-round comfort with wood stoves on both levels, complemented by a heat pump for forced air and AC. This exceptional property boasts a spectacular private setting with ample space for multiple RVs, complete with hookup, boats and room for all your toys. The perfect spot for hunters, hikers, quadders, fisherman and outdoor enthusiasts. Approx. 5 minutes to Evely Rec Site and 20min to the Fintry Delta boat launches. (id:6769)

Storage 29'8" x 11'1"

Bedroom 10'2" x 9'9"

Kitchen 12'9" x 14'

Family room 20'8" x 19'5"

Bedroom 11'9" x 10'2"

4pc Bathroom 8'2" x 11'

Other 23'2" x 23'7"

Primary Bedroom 17'10" x 17'4"

Living room 19'4" x 15'8"

Laundry room 8'1" x 8'3"

Kitchen 12'9" x 11'1"

Foyer 7'10" x 10'8"

Dining room 5'5" x 10'4"

Bedroom 9'11" x 9'6"

4pc Bathroom 5' x 8'3"

3pc Ensuite bath 12'2" x 6'2"

Listing Presented By:



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Coldwell Banker Horizon Realty

<http://www.chadlist.com/>



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