



9510 Highway 97 Other 84 Vernon British Columbia

\$685,000

Immaculate 4 bedroom 3 bathroom custom built wood frame home (one of a very few) in Lawrence Heights an adult community about 10 minutes from town. This very spacious home has an open plan main living area and offers fantastic mountain and valley views from the large deck The gorgeous and very functional kitchen offers plenty of storage and counter space and there is a generous sized dining area right beside it. The living room has a cozy gas fireplace with a mount above for you television. Master bedroom will easily fit your king-sized furniture and is complete with a walk-in closet and a 3 piece en-suite. This home has lots of room for your family to come visit with its full walk out basement where you will find a very large family room, a bedroom, full bathroom, cold room and utility/storage room. The heated attached double car garage measures 30 x 26 and has 220 power. Other features include new vinyl plank flooring throughout top floor in 2023, new dishwasher 2024, underground sprinklers, new furnace 2015, central air, double ovens in the kitchen, gas range, gas hook up for BBQ on the deck, lower level patio is fully fenced as a dog run, RV parking, plum trees. Registered lease to 2064. Monthly fee is \$388 and it includes water, garbage pick up and road maintenance. Up to two small to medium dogs are generally allowed per household. (id:6769)

- Utility room 12'4" x 15'
- Bedroom 19'9" x 12'2"
- Family room 21'8" x 11'8"
- 3pc Bathroom 11'9" x 8'9"
- Other 12'2" x 11'2"
- Games room 38' x 12'2"
- Other 26' x 30'
- 4pc Bathroom 8' x 4'5"
- Primary Bedroom 12' x 12'
- Bedroom 11'4" x 12'1"
- Living room 22'3" x 10'2"
- Laundry room 8'5" x 6'4"
- 3pc Ensuite bath 7'8" x 6'8"
- Bedroom 12'1" x 10'3"

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