

72 Hillcrest Way, Vernon, BC

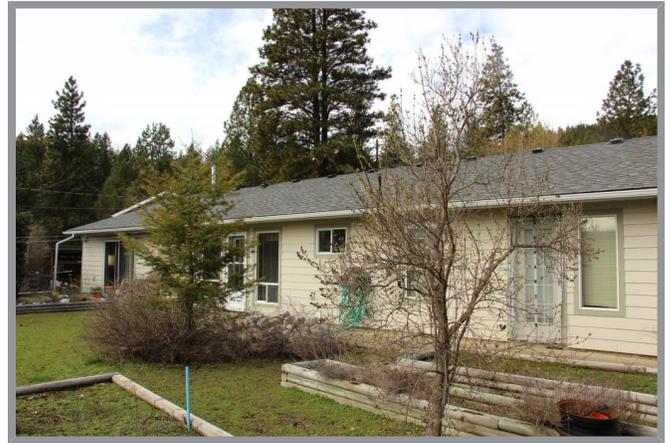


### SOUNDS OF NATURE IN WESTSHORE ESTATES!

Back to the sounds of nature in Westshore Estates, away from the hustle and bustle allowing you to enjoy the clear mountain air, an abundance of wildlife and the natural wooded hillside!! Minutes to Okanagan Lake waterfront and Westshore Estates Community Park. Situated at the end of a quiet cul-de-sac near the top of the subdivision. True level entry 3 bedroom, 3 bath rancher with double garage and fully fenced backyard with storage shed! Large and bright living room with woodstove, dining area next to the spacious and open oak kitchen with casual eating bar. Your choice between two master bedrooms each with an ensuite and private backyard access! Hardwood and tile flooring throughout, newer hot water tank, newer roof, HardiePlank siding and new seamless eaves troughs. Convenient alley access runs beside and behind the house. Estate sale 'as is where is'. An equal 30 minutes from either the City of Vernon or the City of Kelowna!

Your purchase in the North Okanagan is Not subject to Speculation Tax!





## Specifications

MLS® # 10176134	Neighborhood North Okanagan Westside And Fintry
Year Built 1995	Zoning R1
Lot Size .22 acres	Lot Frontage 76.06'
Lot Depth 117.01	Home Size
Total Square Footage 1897 sq. ft.	Bedrooms 3
Bathrooms 3	Taxes \$1,247 (2018)
Services Hydro, Telecommunications, Septic, Municipal Water	



## Features

### THE PROPERTY

- Situated in a quiet cul-de-sac with lane access beside and behind the property
- .22 Acre with fully fenced backyard with 14' x 7' shed for garden tools, raised garden beds and a fish pond
- A rural setting rich in Provincial Parks and recreational facilities with nearby beaches and a community park
- Located a pleasant 30 minute drive to either Vernon or Kelowna

### THE HOME

- A sprawling true level entry rancher featuring 3 generous bedrooms and 3 baths and large living areas
- HardiePlank siding with seamless eaves troughs (new 2016) and asphalt shingle roof (new 2015)
- Woodstove in living room and electric baseboard heat
- Hardwood, laminate and tile flooring
- Appliances include: Fridge, stove, built-in microwave, dishwasher and stacking washer/dryer
- Double garage

### MAIN LEVEL

- Spacious tiled entry with coat closet
- Large 21 x 18 living room with wood stove and sliding glass doors to the backyard
- Separate dining and kitchen area. Dining area with alcove for your hutch and bay window
- Open kitchen featuring plenty of oak cabinetry, double sink and peninsula with eating bar. Convenient garage entry plus pantry/storage shelves just around the corner
- Laundry with stacking washer/dryer and room for your upright freezer
- Two master bedrooms each with private access to the backyard; one master with double closets and ensuite with tub/shower combination. The second master has a walk-in closet and ensuite with shower
- Third bedroom with closet and main bath featuring a corner shower



