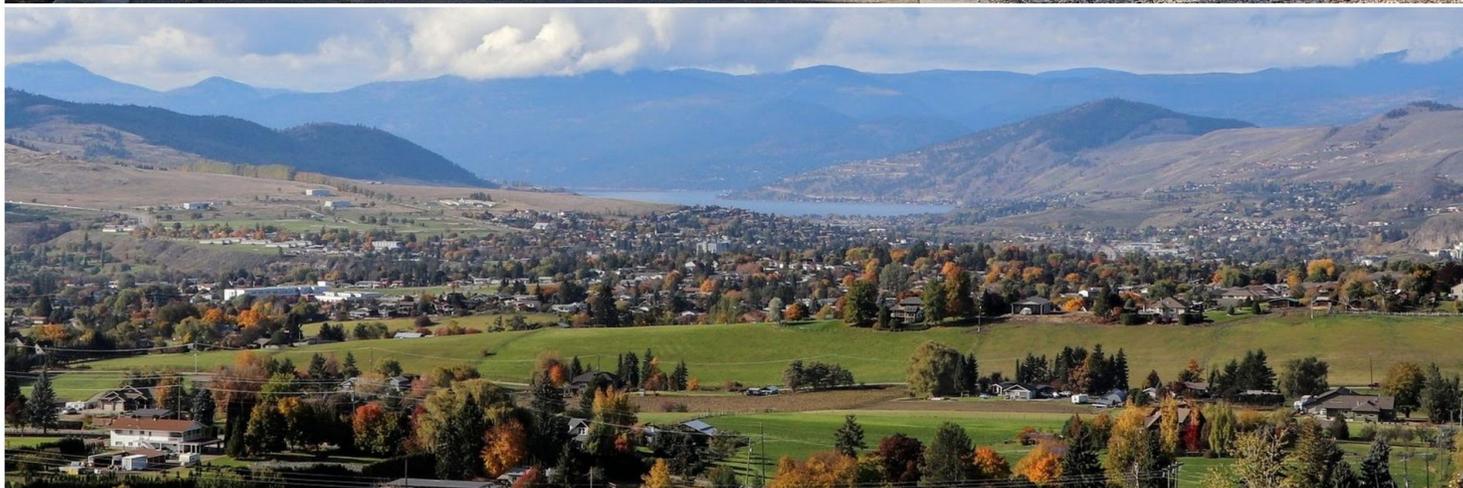


3849 Phillips Road, Vernon, BC

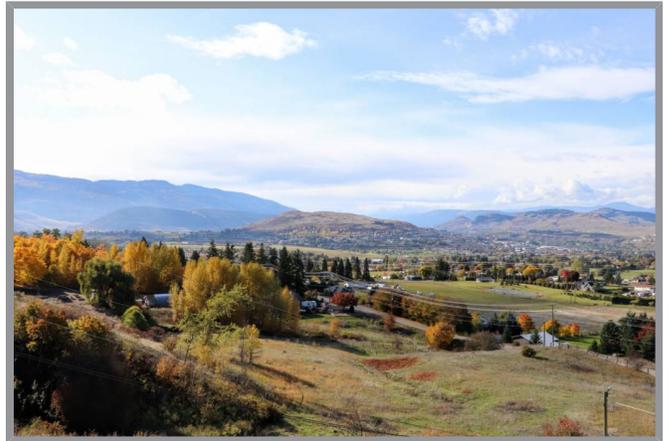


4.41 ACRES IN SOUTH BX WITH A VIEW THAT NEVER ENDS!

Peace and tranquility in South BX with a view that never ends! 4.41 Acres of gorgeous private treed setting along with unobstructed sweeping valley views! Just minutes to schools and town! Nicely landscaped around the home with grass area, and fenced garden...completely organic. Pathway to a huge level area above the detached garage with great soil for garden, vineyard or?! Loads of room to explore and miles of walking trails at your doorstep with access to the Gray Canal trail right at the driveway! Rock gardens line the driveway to a new concrete plaza at the house with pickleball court! Covered parking galore for 4+ vehicles including your RV! Workshop with 4 ton lifting beam, 220amp plug-in and sliding door for vehicle access. Quality custom built sun-filled 3 bedroom, 2.5 bath rancher with open design, gourmet kitchen, 3-way fireplace and master & den on the main. Walkout lower level offers a large family room with wet bar, 2 bedrooms, full bath, wine room and huge flex/bonus room with separate entrance.

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





Specifications

MLS® # 10193101	Neighborhood BX, North and South
Year Built 2006	Zoning CR
Lot Size 4.41 acres	Home Size
Total Square Footage 3705 sq. ft.	Main Level 1684 sq. ft.
Lower Level 2021 sq. ft.	Bedrooms 3
Bathrooms 2.5	Taxes \$4,450 (2018)
Services Hydro, Natural Gas, Telecommunications, Municipal Water, BioHarmony System	



Features

THE PROPERTY

- South BX offers majestic mountains and is endowed with scenery to take your breath away! Amazing panoramic valley views including Kalamalka, Okanagan & Swan Lakes
- An abundance of outdoor adventures are easily accessible; Gray Canal hiking trail access at the driveway or explore endless trails in the Crown land behind
- 41 Private and tranquil acres and a chance to enjoy wildlife in a natural setting
- Grass area and rock gardens with trees, shrubs and flowers surround the home
- Grow your own vegetables in the raised beds
- Rock beds line the driveway with flowers and shrubs
- Underground sprinklers surround the home with drip irrigation to the rock beds, raised garden beds and extends down the rock beds beside the driveway to the gate
- 2000 Litre fresh-water roof collector (beside veggie patch)
- Well - year round flow; well-head 110/220v submersible pump included
- 1" district agricultural water stem to property line
- Ride your ATV or walk up to the top of the property where you will find excellent soil for a garden and panoramic valley views; upper slope/plateau piping in-ground for irrigation (to well)
- The quieter, country atmosphere makes this a favourite neighbourhood while the City and Silver Star Mountain Resort are merely a short drive away

GARAGES

- All garages have dehumidifiers

ATTACHED DOUBLE GARAGE

- Heated, 12ft ceiling, man door to workshop
- Automatic garage door opener, keyless entry with touch pad
- Windows (view), door to access deck

WORKSHOP

- Large sliding door with Styrofoam insulation opening to the RV garage allows vehicle access into the workshop
- Steel structural lifting beam (4 tons), 220 amp plug-in, air cleaner system
- Cable and telephone hook-up

RV GARAGE

- 34'11 x 18'2 with a ceiling height of 15'6
- 220 amp plug-in, electrical hook-up for your RV
- Automatic garage door opener, keyless entry with touch pad

DETACHED DOUBLE GARAGE/EQUIPMENT STORAGE

- Fully insulated (R30 ceiling and R20 walls), wired with 220 amp service, man door

THE HOME

- Immaculate custom built ranch style home with no detail overlooked. 3 Bedrooms + den and 2.5 baths with large family room and separate flex/bonus room
- HardiePlank siding with stone accents, 30 year fibreglass shingle roof
- High efficiency forced air natural gas furnace, air exchanger, central air conditioning
- Built-in vacuum, monitored fire alarm and security system with automatic lights around the property, rough-in for



- audio video hook-up, cable, satellite and Cat 5 hook-ups in all rooms
- Underground sprinklers with drip system
- 9 water proof sleeves dispersed under driveway, upgraded drainage system around the house
- LowE windows throughout, built-in speakers in living room and on deck
- Natural gas BBQ connection on deck
- Attached double garage, RV garage, workshop and detached double garage provides room for 4+ vehicles

MAIN LEVEL

- Bright and open with 10ft ceilings and 1" solid maple hardwood floors throughout
- Views from almost every room on both floors
- Open foyer boasts a unique 15ft trayed ceiling with overhead window for natural sunlight
- Stunning panoramic views from the open concept living area featuring a 12ft coffered ceiling and 3-way gas fireplace with cultured stone accent wall
- Exceptional gourmet kitchen is enough to please any chef; fogged maple cabinets with display cabinets and under counter lighting, travertine marble backsplash, granite counters, 2 built-in ovens (1 convection), built-in 5 burner gas range with Range Master hood fan, pantry, large island with breakfast bar and under mounted sill granite sink and skylight
- Flaunt gorgeous views while entertaining your guests in the dining room featuring a stain glass window; room for a China cabinet and easy deck access through French door
- Wake up every morning to the best view in town! The generous master suite boasts large windows, private French door access to the front deck and room for your king size bed. Relax in the calming ensuite; sink yourself into corner jetted tub or step into the oversize tiled shower with dual shower heads. His & her sinks and walk-in closet are an added bonus!
- The den/study is located off the foyer
- Powder room with tiled floor
- Utility/laundry room at the garage entrance has a wash sink, coat closet and stacking washer/dryer

LOWER LEVEL

- Large family/rec room with a Pacific Energy free standing wood burning stove can heat the entire home; sliding door access to covered patio, built-in alcove for a large TV is wired for 7.1 surround sound, the wet bar makes entertaining a breeze on the lower level with easy access to the wine room featuring a curved wooden door
- Second bedroom with walk-in closet
- Third bedroom overlooks the valley and has a full size closet
- Main bath with tub/shower combination
- Bonus/flex room (24'3 x 20'4) has a separate entrance and can be easily suited or converted into additional bedrooms



