117 Sunset Boulevard, Vernon, BC

EXECUTIVE STYLE HOME IN BEVERLY HILLS ESTATES

Welcome to BEVERLY HILLS ESTATES! Come through the privacy gates, down the lighted, tree-lined boulevard to your private one-acre paradise with spectacular views over Okanagan Lake and the valley. The backyard yard has been transformed into a park w/rock walls, walkways, and mature shrubs & trees, easily maintained w/ irrigation system. Room for a small pool too! Designed to maximize lake views on both levels, this home transitions easily between empty-nester living and busy/returning family! Completely level & stair-free, the open-airy main floor includes everything for day to day living – from the double garage to the impressive kitchen, casual & formal dining, laundry, master bedroom with awesome ensuite, powder room & window-lined office! The walk-out lower level offers 3 bedrooms, full bath and 2nd laundry hook up! The family room comes w/a full wet bar and will easily fit your games tables & big screen TV! Second detached double garage w/bonus room for gym workshop or toy storage! So private! Situated between the 60 acre Paradise Equestrian Ranch and 50 common acre natural, treed backdrop which offers exclusive walking trails for residents! The Yacht Club & Paddlewheel Lakefront Park are just down the hill and the City of Vernon and Predator Ridge Golf minutes away! Ready for occupancy now and Speculation Tax does not apply!

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

Specifications

MLS®# 10204773	Neighborhood Vernon
Year Built 2002	Zoning RR - Rural Residentail
Lot Size 1.0 acres	Lot Frontage 265
Lot Depth 180	Home Size
Total Square Footage 3652 sq. ft.	Main Level 1866 sq. ft.
Lower Level 1786 sq. ft.	
Additional Sq. Ft. 1075sq. ft. Carriage House	
Bedrooms 4	Bathrooms 2.5
Taxes 6155 in 2019	Strata Fees 234
Strata Inclusions Contingency Reserve, Management, Road Maintenance	
Services Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	

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Features

THE HOME

Designed to maximize the lakeview on both levels, this home transitions easily between empty nester living and busy or returning family!

- Stucco exterior and long-life tile roof
- Natural gas forced air heating system, HVAC System, Central air
- Water treatment system, Built-in vacuum
- Rough-in for hot tub on the patio
- Freshly painted through-out
- Windows and more windows, tall French doors and interesting ceiling treatment
- New vinyl plank flooring in lower level and new carpeting in bedrooms
- Updated lighting, automatic blinds in the living room

MAIN LEVEL

Completely level and stair-free, the open and airy main floor includes everything for day to day living. Great room, with easy flow between kitchen, living and dining areas shares the 3-way gas fireplace and opens to the glass-railed upper deck.

- Hardwearing slate tile through-out
- Kitchen with room for everything! Wine storage, china display, bookcase, gas range,
- New with freezer and ice maker, new dishwasher, beverage fridge, granite counters tile backsplash and a view!
- Window-lined Den or studio with separate French doors to the entrance
- Master bedroom with French doors to the deck, generous walk-in closet and lovely
- Ensuite with soaker tub, walk-in tile and glass shower, and granite counters

LOWER LEVEL

Designed for fun, this level includes 3 bedrooms, full bath and a family room that is just waiting for your games tables and big screen! Large wet bar with granite counter and wine fridge. Double French doors open to the covered lower patio and more view! Rough-in here for your future hot tub.

- Mechanical/storage room includes second laundry

DETACHED GARAGE

This is fabulous bonus space! Fully finished and ready to adapt as your studio, workshop, gym or storage for your favorite vehicles or toys. Solid fir doors open wide for easy access!

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