

6235 Dawe Court



INCREDIBLE FAMILY HOME!

It already feels like home as you walk up to the full-length veranda that opens to this family home! The two-story style offers a great division of space! The main level combines, kitchen, dining, and living, all filled with natural light and connected to the amazing backyard! Fully fenced and ready for children and pets! Covered patio with hot tub and dining area and circular fire pit area! Up the stairs to 3 generous bedrooms, 1 1/2 baths, and a spacious family/playroom. Downstairs is perfect for lingering guests, nanny, or your almost-independent college students with family/sitting room with gas fireplace, full, kitchen, bedroom, and full bath. Double garage and loads of level parking including room for your RV! All this in a quiet cul-de-sac within walking/biking distance of a most popular elementary school, community park, and pool! This quieter, rural lifestyle awaits in under 15 minutes to the City of Vernon





Specifications

MLS® # 10229058	Neighborhood Vernon
Year Built 1999 Approximate	Zoning R1
Lot Size .28 acres	Lot Frontage 50
Lot Depth 110	Home Size
Total Square Footage 2732 sq. ft.	Main Level 784 sq. ft.
Upper Level 1208 sq. ft.	Lower Level 740 sq. ft.
Bedrooms 4	Bathrooms 4
Taxes \$2974/2020	
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Septic, Municipal Water	



Features

THE LOCATION

Welcome to LAVINGTON! Nestled in the east end of the Coldstream Valley halfway between Vernon (15-minute drive) and Lumby (10-minute drive) this quiet, rural community and consists of several residential areas surrounded by small acreages, orchards, and the Coldstream Ranch. It also has a progressive community educational facility that combines the School & Community Centre under one roof, Community Park with pool, gas bar, and several country grocery stores. Residents, of all age groups, focus on community spirit and involvement.

THE PROPERTY

- Sitting in a quiet cul-de-sac of single-family homes!
- Spacious and very private backyard – Fully fenced with privacy
- Mature trees and huge lawns – perfect for children and pets.
- Double width driveway extends to extra parking beside the home for RV- Boat!
- Easy level walk or bike ride to Elementary School and park!

THE HOME

- The perfect 2 story family home that welcomes you from the full-length veranda
- Vinyl siding with Asphalt shingle Roof
- Double garage with extra room for storage
- Double wide driveway with extra parking for RV and or seasonal Toys
- Natural gas forced air heating, central air
- Covered deck with hot tub!
- Leveled firepit, great for entertaining or just sitting back and relaxing

MAIN LEVEL

- Stepping inside this two-story home you are greeted with the living room to your right and its large bright front window overlooking a quiet cul de sac
- Adjoining dining room that leads outside to the fenced-in backyard
- A kitchen that makes all cooking needs convenience in its layout
- 2 pc powder room

UPPER LEVEL

- Guided by a staircase to the upper level with 3 large bedrooms
- Family/Playroom/ media room over the garage has full soundproofing
- Master bedroom with ensuite and window that looks out over the neighborhood
- 2 more bedrooms large in size with windows facing out over the backyard
- Full 4 pieces main bath

LOWER LEVEL

- Suitable for extended family or guests
- 4th bedroom, perfect for the teenager in the family that wants their independence
- Family sitting room or quiet TV area
- Full kitchen
- Laundry Room



