

984 Mt Ida Drive, Vernon BC V1B 4C3



This is 'move-in perfection'!

Cosmopolitan chic! Just five minutes from Kalamalka Beach, Golf, famous Rail Trail, and downtown Vernon. Two neighborhood parks just a stroll away. Whether you are retiring or planning for extended family this floor plan is perfect! Built 4 years ago by an award-winning builder and beautifully enhanced by the owners, it offers 4 bedrooms, 3 full baths, PLUS an office, and a Den/TV room that both come with full closets and covert to bedrooms if needed! Family room with hard-wearing vinyl-plank floors and fabulous wet bar that is ready to be a full kitchen for your extended family! Enjoy the Okanagan lifestyle on the covered patio where your hot tub awaits! Spectacular, ever-changing views from dawn to dusk over the city, valley, and Swan Lake! Professionally landscaped yard fenced for complete privacy and lighted for evening enjoyment! Gracious décor on both levels with elevated ceilings, hardwood, lighted floor-to-ceiling cabinets, stone accents, polished tile fireplace, and Swarovski crystal lighting! Double garage with b/l storage, level driveway for 3. Generous storage. This is 'move-in perfection'!





Specifications

MLS® #
10233455

Year Built
2017.Actual

Lot Size
0.16 acres

Lot Depth
113.02

Total Square Footage
3243 sq. ft.

Lower Level
1585 sq. ft.

Bathrooms
3

Services
Services Available, Hydro, Natural Gas, Telecommunications, Sewer,
Municipal Water

School District
SD/22

Neighborhood
Vernon

Zoning
R2

Lot Frontage
59.35

Home Size

Main Level
1658 sq. ft.

Bedrooms
4

Taxes
\$4,014/2020



Features

The property

- 35 x 113.02 on a newer residential street on Vernon's Middleton Mountain
- Just enough yard for outdoor enjoyment without cutting into your Okanagan lifestyle! Professionally landscaped with an irrigation system and a profusion of easy care plantings! Custom fencing and gated for complete privacy. Solar lighting for evening enjoyment!
- Super location! Short walk to several neighborhood parks with a play area and tennis courts! Test your endurance on the Middleton stairway and marvel at the view from the top! A mere five minutes to Kalamalka Beach, Mile Zero of the famous Rail Trail, Golf, Okanagan College, and Shopping! And in winter you can be on the world-famous Silver Star Ski Mountain in 30 minutes!

The Home

- Built by an award-winning local builder in 2017 and enhanced by the owners, this home is ready to be your 'forever home! With the level entry main floor and full walk-out lower level, this floor plan adapts easily with your lifestyle - Busy family, entertaining, empty nesters, extended family, or lingering summer guests!
- Hardi-board exterior with stone accents, asphalt shingle roof
- Forced air, gas-fired heating system, and central air
- Security system - monitored.
- Gas connection for the barbeque on the main level, Rough-in for vacuum
- Double garage with a light panel in the overhead door, built-in storage lockers
- Tasteful décor and quality on both levels. 9 ft ceilings on both levels plus 10 and 12' elevated/trayed ceilings in the great room and foyer!
- Subtle recessed lighting and high-end lighting fixtures
- Everything in perfect condition and ready to enjoy!

Main level

- From the covered entrance, the welcoming foyer, with a stone wall, tile floors, and beautiful Swarovski fixture, immediately draws you to the view!
- The Great Room is the hub of the home for everyday living and entertaining. Engineered hardwood floors flow through the kitchen, dining, and living areas and that view are ever-present! Open the super-wide sliding glass doors and step onto the covered sundeck with glass railings to watch the sunrise and set on the valley and city. The night lights are awesome!
- Sitting/living area centers around the floor to ceiling, polished tile electric fireplace flanked by display shelves.
- The dining area sparkles under the Swarovski chandelier
- The kitchen offers floor to ceiling soft close cabinets, with lighting above and under the counters, quartz countertops with full subway tile backsplash, and quality GE appliances
- Master bedroom with a view no matter which you place your bed! Walk-in closet and ensuite with large tiled shower, tile floors, linen shelving, and his and hers vanity!
- Second bedroom and full bath with tub/shower, generous vanity, tile floors, and linen storage
- The office overlooks the front gardens and with a full closet, it is ready to serve as another bedroom!
- Laundry room with sink, closet and full size, side x side washer and dryer. The laundry room doubles as a casual entrance from the garage.

Lower level

- Bring on the Fun! Hardwearing vinyl plank flooring flows through the family room. The current full wet bar features soft close cabinets and is ready to become a full kitchen with the addition of appliances!



- Escape to the covered patio and take a soak in the nearly new Hot Tub and enjoy sun-filled days or starry evenings in this very private backyard!
- Two very bright bedrooms with plush carpet floors
- Spacious TV room also has a full closet and can be the 6th bedroom if needed
- Bathroom with tub/shower
- Storage/mechanical room. Plumbing available to install a second laundry to serve the lower level.



