

Residential Client Full w/photos

1328 Phoenix Drive, Vernon, V1B 3Y7
 MLS® #: **10204190** Status: **Active**
 Zone: **North Okanagan** Sub Area: **FH - Foothills**

PID: **025-666-584** Price: **\$829,000**
 ADOM: **0**

New Listing!



General Information

Prop Type: **Single Family Residential**
 Type Dwell: **Single Family**
 Style/Story: **Two Storey**

Year Built: **2005**
 Yr Blt Dsc: **Actual**
 Shop/Den: **Yes/Yes**

LAYOUT

Beds: **4**
 Full Baths: **3**
 Half Baths: **1**
 En Suite: **5-PCE**
 Ttl Baths: **4**

Finished Floor Area

Main: **1339**
 Above Main: **1354**
 Below Main: **1140**
 Basement:
 Total: **3833**

Lot Information

Frontage: **50.66**
 Depth: **107.05**
 Irregular: **Yes**
 Acres: **0.158**
 Wtr Frnt:
 Wtr Infl:
 View:

Parking

Prk Cov: **3** RV Park: **No**
 Prk Uncov: **3** Add Prk: **Yes**
 Prk Spcs: Carport:
 Grg Opt: **Double**
 Grg Dsc: **Attached, Other (See Remarks), RV**

View: **View, Lake View, Mountain View, City View**
 Features

Rentals: Yes Fireplace: 3, Electricity, Gas, Decorative, Insert Construct: Frame - Wood Foundation: Concrete Exterior Fin: Stucco Water: Municipal Fencing: Pool Type: Equip/Appl: Dishwasher, Oven Built-In, Refrigerator, Stove - Gas, Window Coverings Flooring: Carpeting / Wall-to-Wall, Hardwood, Tile Structures: Patio(s) Exterior Feat: Fenced Yard, Hot Tub, One Balcony, Private Yard, Underground Sprinkler Interior Feat: Drywall, Island, Security System, Smoke Detector(s), Vacuum Built-In Site Infl: Cablevision Available, Corner Site, Family Oriented, Flat Site, Fully Landscaped, Landscaped, Level, Park Nearby, Paved Roads, Private Setting, Quiet Area, Recreation Nearby, Schools Nearby, Shopping Nearby, Ski Area Nearby	B&B: No Pets: Yes Bsmt: Full / Separate Entrance, Walkout / Fully Finished Roof: Asphalt / Fibreglass Shingles Suites Dsc: Heat/Cool: Central Air, Forced Air Fuel: Natural Gas Outside Area: Sewage: Sewer
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Rooms

Room	L	Dimensions	Room	L	Dimensions	Room	L	Dimensions
Bonus room	B	14'2X8'9	Utility	B	6X7	Bathroom - Full	B	9X6'3
Family Room	B	19'3X15	Bedroom	B	8'9X14'1	Den / Office	B	8'9X10'7
Storage	B	3'4X5	Single garage	B	22'10X11'5	Entry	L1	8'2X7'4
Den / Office	L1	9X11	Living Room	L1	23'2X19'8	Dining Room	L1	13X12'4
Kitchen	L1	14'7X16'10	Deck	L1	23X11'5	Double garage	L1	22X20
Bathroom - Half	L1	4'8X5	Bedroom	L2	11'1X10'1	reading area	L2	8X9
Bathroom - Full	L2	8X6	Bedroom	L2	10'4X11'11	Master Bedroom	L2	15'5X14'9
Ensuite - Full	L2	11'6X11	Master Closet	L2	6'9X6'9	Laundry	L2	4X8

Finance/Tax

Native Res: No Title Held: Freehold Trades: Legal Dsc: LOT 2 SECTION 18 TOWNSHIP 5 ODYD DISTRICT PLAN KAP73508	LR Owner: No Terms Sale: CASH Taxes: \$4,495.74 Court Sale: No	Tax Yr: 2019
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Remarks

Dtl Loc: Silver Star Road to Phoenix Drive
Pub Rmks: Truly a Timeless Classic, Boasting almost 4000 Square Feet, Eighteen Foot Ceilings with Floor to Ceiling Windows Showcase a Stunning View of Kalamalka and Okanagan Lake with the Valley in between. Renovated Executive Kitchen boasting Quartz Counters, SS Kitchen Aid Appliances, Pantry and Window Seat with separate Dining Area off of the Back Deck making Entertaining a Breeze. White Wainscoting throughout gives the home a Classic Flair and the Den / Home Office off of the Great Room and Powder Room complete the Main Floor. Upstairs Boasts a Grand Master w Renovated En suite, including Heated Floors, Porcelain Tile, Granite Counters, Large Soaker Tub and Gas Fireplace. Two additional Bedrooms up with Laundry, Bathroom and Reading Nook offer a get away for you and the kids. Have a bustling household? The Large Rec Room, Media / Toy Room, Bedroom Full Bath, Additional Office and Third Car Garage for the Collector Car and room for the Boat or RV. Fully Landscaped Private Yard for the Kids to Play.



