

# \$799,900 - 36 Spruce Drive, Vernon

MLS® #10359127

**\$799,900**

2 Bedroom, 3.00 Bathroom, 2,314 sqft

Single Family on 0.23 Acres

Fintry, Vernon, British Columbia

Located in the serene community of Westshore Estates, this nearly new beautiful walkout rancher offers a perfect blend of modern design and natural beauty. Situated on a 0.23-ac. lot, the home enjoys privacy and fabulous views of Okanagan Lake and the surrounding mountains. The open-concept main floor features a bright living, dining, and kitchen area with seamless access to a large south-facing deck—ideal for entertaining. The primary bedroom is a private retreat with a well appointed ensuite, walk in closet and direct deck access, while a second bedroom on the main floor also offers back deck access, providing privacy, comfort and convenience for guests or family members. The lower level is designed as a self-contained in-law suite, complete with a kitchenette, laundry, and a covered deck to take in the views, perfect for an Airbnb or mortgage helper. Westshore Estates is a haven for outdoor enthusiasts, with hiking and biking trails, boat launches, and beaches just minutes away. Despite the peaceful, private setting, you’re within easy reach of Vernon’s shops, dining, and cultural attractions. Whether you’re seeking a full-time home, vacation retreat, or investment property, this move-in-ready home delivers the best of Okanagan living. (id:6289)

Built in 2021

## Essential Information



Listing #	10359127
Price	\$799,900
Bedrooms	2
Bathrooms	3.00
Square Footage	2,314
Acres	0.23
Year Built	2021
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### **Community Information**

Address	36 Spruce Drive
Subdivision	Fintry
City	Vernon
Province	British Columbia
Postal Code	V1H2V4

### **Amenities**

Amenities	Park, Recreation
Utilities	Cable, Electricity, Natural Gas, Telephone, Water
Features	Cul-de-sac, Private setting, Corner Site
Parking Spaces	4
Parking	Rear
View	City view, Lake view, Mountain view, View (panoramic)

### **Interior**

Appliances	Refrigerator, Dishwasher, Range - Gas, Hood Fan, Washer & Dryer
Heating	Forced air, Heat Pump
Cooling	Central air conditioning, Heat Pump
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Unknown
# of Stories	2

### **Exterior**

Roof	Metal
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### **Additional Information**

Zoning

Unknown

## Listing Details

Listing Office

Chamberlain Property Group



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