

\$1,145,000 - 27 Birdie Lake Drive Unit# 4, Vernon

MLS® #10338394

\$1,145,000

2 Bedroom, 3.00 Bathroom, 1,991 sqft

Single Family on 1.00 Acres

Turtle Cove at Birdie Lake, Vernon, British Columbia

Overlooking Birdie Lake â€” spectacular location, west facing view of hole 15 of the Ridge Course! A coveted, small enclave of only 6 exceptional craftsman style ranchers with walk-out lower levels in this full strata. #4 features open concept main floor with luxurious hardwood flooring, high trayed ceilings, a beautiful stone feature fireplace & extensive fir treatment throughout. Large kitchen with lots of cabinetry, walk-in pantry, stainless appliances including a wine fridge, island bar & quartz countertops. Retreat down to your family room, 2 primary bedrooms both with ensuites. Covered flagstone front porch, covered deck with remote controlled sunscreens & covered lower patio provide just enough shade to enjoy that late afternoon refreshment as you watch golfers going for that hole-in-one! An extra deep single car garage easily fits your car + golf cart. Golf membership available, valued at \$55,000 with \$13,750 transfer fee payable by buyer within 12 months of closing. Having two world class golf courses to play is a golfer's dream come true! And only a short distance away, just up the hill, we couldn't have asked for a better neighbour with Sparkling Hill Wellness Hotel & their beautiful world class spa. Sparkling Hill is the world's best wellness hotel in the mountain category! Kalamalka & Okanagan Lakes are a short drive for untold hours of boating & swimming! Skiing at Silver Star is only 45 minutes away! See why this is one of the best



places to live! (id:6289)

Built in 2006

Essential Information

Listing #	10338394
Price	\$1,145,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,991
Acres	1.00
Year Built	2006
Type	Single Family
Sub-Type	Strata
Style	Ranch

Community Information

Address	27 Birdie Lake Drive Unit# 4
Subdivision	Turtle Cove at Birdie Lake
City	Vernon
Province	British Columbia
Postal Code	V1H2J4

Amenities

Amenities	Golf Nearby, Recreation, Clubhouse
Features	Irregular lot size, Central island, One Balcony
Parking Spaces	1
Parking	Attached Garage
# of Garages	1
View	Lake view, Mountain view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Landscaped, Underground sprinkler
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Rockridge Real Estate Company
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Listing information last updated on October 14th, 2025 at 3:01pm MDT