

# 13009 GIBBONS DRIVE



Welcome to this 3 year old home at Cadence at the Lakes. This beautiful adult community, offers great on-site resort style amenities including a heated pool, hot tub, and fire pit for your enjoyment. The location is super convenient with close proximity to several world class lakes, wineries, shops and restaurants. This almost new, rancher style home boasts 1252 square feet of main floor with an open kitchen with stainless steel appliances, large island and granite counter tops. The living room has a cozy gas fireplace, with engineered hardwood flooring throughout. Off of the kitchen is a full sized dining area, with access to a covered West facing patio and grassy green space. The main floor also has 2 bedrooms, one of which is a large master suite with king sized bedroom, walk in closet, and 5 piece ensuite bathroom with duel sinks, granite counters, plus a separate soaker tub and walk in shower. The other bedroom would also function as a great den or office with french doors, with access to the 2 piece powder room. On the lower level, there is huge family room with another gas fireplace, as well as another bedroom and full bathroom. There is also a large unfinished storage room, plus space to easily finish a 4th bedroom. One family member must be over the age of 45, while other members must be 19+. Vacant for immediate possession.





## HOME INFORMATION

Year Built.....2016  
Taxes (2019) .....\$3,563  
Finished Floor Area  
Main ..... 1,252 sq.ft  
Basement ..... 688 sq.ft  
Total..... 1,940 sq.ft

## ROOM MEASUREMENTS

Kitchen .....L1 ..... 11'3X11'3  
Dining Room .....L1 ..... 12'1X9'9  
Living Room .....L1 ..... 12'9X17'4  
Master Bedroom .....L1 ..... 11'0X15'2  
Ensuite - Full .....L1 ..... 8'11X8'5  
Bedroom.....L1 ..... 10'11X9'9  
Laundry.....L1 ..... 9'2X6'2  
Rec Room.....B ..... 17'9X21'11  
Bedroom.....B ..... 12'3X11'6  
Bathroom - Full.....B ..... 5'6X9'9  
Bathroom - Half .....L1 ..... 6'1X5  
Unfinished Storage ....B ..... 20'2X14'2  
Unfinished Bedroom ..B ..... 11'11X13'8

## FEATURES AT A GLANCE

3 Bed / 2.5 Bath  
Double Attached Garage  
2 Fireplaces  
Shops, restaurants, wineries and lakes  
nearby

**Presented at: \$650,000**  
**MLS® 10192903**

Measurements are approx. please verify if important E. & O.E.  
The information contained herein is assumed correct but is not  
guaranteed by the listing agent and should be verified.



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