

7540 Tronson Road, Vernon, BC

\$4,995,000



A TRUE EXPRESSION OF LUXURY LIVING!

Nestled along the shore of Okanagan Lake with over 110' of prime lake shore frontage, dock, private lakeside patio & beach house! 1.17 Acres of stunning manicured grounds flaunt lush lawns & beautiful vibrant gardens! Room for a pool! Bold, strong and timeless architectural designs grace the elegant 6580 sq.ft. home! Wall-to-wall AND floor-to-ceiling windows draw your immediate attention to the magnificent lake views! The home offers 5 bedrooms, 4.5 baths with a boundless flow of open space & sleek design, 14' ceilings, master suite on main featuring a private balcony, spa-like ensuite & huge custom walk-in closet. Family room in walkout lower along with a climate controlled wine room & theatre room complete with projection screen, seating & wet bar! 'On-line' home automation system, security, sound system & intercom, built-in safe, electric roller blinds, triple garage, RV parking with full hookups & u/g sprinklers. Potential to build up to 950 sq.ft. Garage/Guest House on the property! Close to Adventure Bay, [Hiking Trails](#) and [The Rise Golf Course](#).

HOMES AND VACATION PROPERTIES IN VERNON, BC AND THE NORTH OKANAGAN ARE NOT SUBJECT TO THE BC SPECULATION TAX!





Specifications

Price
\$4,995,000

Neighborhood
Bella Vista

Zoning
R6 - Lakeshore Residential

Lot Frontage
99.5' (110' Water Frontage)

Home Size

Main Level
3235 square feet

Bedrooms
5

Taxes
\$15,657 (2017)

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

MLS® #
10173827

Year Built
2007

Lot Size
1.17 acres

Lot Depth
510'

Total Square Footage
6580 square feet

Lower Level
3345 square feet

Bathrooms
4 Full, 1 Half



Features

THE PROPERTY

- 1.17 Gently sloping acres situated along the shores of Okanagan Lake! Over 110' of level lake shore with registered dock!
- Beach house with mini kitchen, bath, and pergola at the water's edge!
- Gas fire pit at the lake side
- Rich lush lawns are enhanced by stunning colorful flower gardens and built-in concrete planters surrounding the property. Professionally landscaped with Scree and Cutting gardens. Mature trees and shrubs provide privacy around the home, yard and beach house!
- Large yard offers room for a pool!
- RV parking pad with 50 amp service, water and sewer connections could easily be a spot for a future garage/shop
- Potential to build up to 950 sq.ft. Garage/Guest House on the property!
- Exposed aggregate/pavement driveway

THE HOME

- Open space and sleek design creates a sense of modern luxury throughout this 5 bedroom lake shore home!
- Tar and gravel roof, acrylic stucco exterior with Ashlar Sandstone entrance and feature wall
- Exposed aggregate decks with solid glass railings
- Electric awning and shade sail over the main deck
- 14' & 10' ceilings on main floor
- High-end commercial Thermapane windows with two story glass wall at lakeside
- Electric roller blinds with UV rating of 85%
- Metal stairs and hand railings
- Caesarstone quartz counters
- Porcelain tile throughout the main level

- MECHANICAL SYSTEM
- Underground services to the home and lakeside
- Geothermal heating/cooling system with heat/cool exchange panels located in the lake
- In-floor hot water heating through-out the home and garage
- Air exchange system
- Security system
- 'On-line' home automation system controls all inside home systems, exterior cameras, exterior lights and sprinkler system
- Sound system and intercom
- Built-in vacuum

MAIN LEVEL

- Let the lake views capture you through the glass main door even before you enter the home! The foyer entrance has an exterior/interior Sandstone feature wall
- The wall-to-wall AND floor-to-ceiling windows in the main living area provide maximum lake views while drawing in an abundance of natural sunlight!
- The living room features a floor-to-ceiling gas fireplace and has access to the lakeside balcony
- Formal dining area with an alcove has a built-in hutch and seating room for a large family. 14' ceiling with transom windows provide an open and fresh ambiance
- The sleek kitchen with breathtaking lake views is sure to impress! The open design offers easy maneuverability and



the beautiful island provides a great work space and casual eating bar. Features include RIFT cut oak cabinetry, Caesarstone counters with a waterfall edge, double sink, built-in stainless steel appliances and large walk-in pantry. Appliances include: double Miele ovens, a five burner gas range set into a stainless steel counter, convection oven, fridge and dishwasher

- A separate bar counter with matching cabinets sits off to the side and offers a wash sink, fridge and dishwasher
- Next to the kitchen is a casual sitting area with wall mantle and TV
- Welcome to the master retreat! Wake up to fabulous lake views every day from the comfort of your bed or watch the sunrise from the privacy of your own balcony! Enjoy a luxurious spa day everyday in your own personal bath boasting a large tiled steam shower with bench & double shower heads and a separate soaker tub. The ensuite also offers his & her sinks set in a Caesarstone counter and a built-in vanity. Keep your clothing organized in the huge walk-in closet with custom built-in shelving and drawers including shoe storage
- Powder room for guests
- Currently used as an office, the second bedroom has built-in shelving, a closet and ensuite featuring a tiled shower with pebble floor, Caesarstone counter and linen shelves
- The garage entrance has a large utility room with wash sink, cabinets, folding counter and hobby/sewing area. A generous coat/mud room with storage shelves keeps your outerwear organized and a second 2 piece bath by the back entrance is conveniently located for when you are out in the yard

LOWER LEVEL

- The open metal stair case to the lower level connects the modern design of the main level to the lower level
- Beautiful views from the floor-to-ceiling windows in the carpeted family room with electric fireplace and built-in shelving
- Music area off the family room with contemporary crystal chandelier
- For the wine connoisseur, you will enjoy the cedar lined wine room with climate control. The room holds 1,200 bottles and has cork flooring
- Watch your favourite shows and movies in your personal home theatre! This room comes fully equipped with projection screen, theatre seating, bar area with sink, fridge and counter for bar stools, perfect for enjoying a meal during movies!
- Generous third bedroom has a walk-in closet, sliding glass doors opening to a lakeside patio and an ensuite with tiled shower also doubles as a main bathroom
- Fourth lake view bedroom is spacious and has a full closet
- The fifth bedroom also has a full closet and private access to a second main bath with tub/shower combination
- An equipment room for the home theatre and storage room are accessed through the mechanical room



