

6325 Old Kamloops Road, Vernon, BC

\$1,695,000**EXECUTIVE ACREAGE JUST 5 MINUTES FROM TOWN**

Desirable 12.86 gently rolling acres just 5 minutes north of the City of Vernon. This executive acreage offers complete privacy and stunning views of Swan Lake, the City and mountains beyond. Currently in hay but ready to welcome your horses or farming ventures. With the new ALR policy, this property is a great place to host weddings. Approximately 2 acres of fenced pasture, engineered pole barn plus fully insulated detached shop/garage with power, 10ft ceiling and 2 overhead doors. Absolutely striking custom home with exquisite detail throughout. This 4 bedroom, 4 bath true level entry home with full walkout lower level boasts quality craftsmanship with many beautiful lighted nooks and alcoves, custom cabinetry, granite, marble, travertine, hardwood, 9ft ceilings with tray and coffered designs, built-in speakers, security...just to name a few. Suite potential in the lower level. Double attached garage plus a single garage off the lower level with workshop area and house access. Also approved for an additional 804 sq.ft. home. Sewer available if annexed into the city. Vendor may consider partial trade for condo/house in Kelowna or carry some financing.





Specifications

Price \$1,695,000	MLS® # EXCLUSIVE
Neighborhood Swan Lake	Year Built 2008
Zoning CR/ALR	Lot Size 12.86 acres
Home Size	Total Square Footage 3580 square feet
Main Level 1915 square feet	Lower Level 1665 square feet
Bedrooms 4	Bathrooms 4
Taxes \$2,425 (2016 - reflects farm status)	
Services Hydro, Natural Gas, Telecommunications, Septic, Municipal Water	



Features

THE PROPERTY

- 12.86 Irrigated acres with panoramic views of Swan Lake, the City and mountains. Watch fireworks from BX Fire Hall, Kalamalka Beach and DND Grounds from the comfort of your living room or deck!
- Sewer available if annexed in the city
- Approximately 2 acres of fenced pasture
- 32 x 40 Engineered pole barn with 8" fir posts and over 13' clearance
- 24 x 36 Fully insulated detached shop with power, 10' ceiling and 2 overhead doors
- Approved for an additional 804 sq.ft. home
- 14 Zone underground irrigation in lower yard on timer, 110 Amp power to the yard
- Well established trees line the driveway and add privacy to the grounds, completely landscaped with rock walls, gardens, lawns and mature plants around the home
- Loads of extra parking

THE HOME

- Stunning craftsmanship and exceptional detail throughout this true level entry home. 4 Bedrooms and 4 baths with walkout lower level
- HardiPlank siding and asphalt shingle roof
- Natural gas forced air heating with high efficiency furnace, central air, heat pump, air exchanger, in-floor heat in ensuite and entry, tank-less instant hot water heater
- BioCycle septic system
- Built-in vacuum including in the main garage, built-in speakers throughout plus on decks and garage, surround sound in family room, 9' ceilings with tray ceilings in living room, dining room and master
- Security system with heat and water escape features in laundry and mechanical room
- Custom cabinetry with soft close drawers, numerous display nooks and lighted alcoves. Custom blinds from Designers Gallery
- Underground power, cable TV, natural gas hook-up for BBQ on upper deck
- Hardwood and travertine tile flooring throughout, Brazilian cherrywood on the main
- Granite, marble and travertine countertops
- Stair lighting both outside and inside
- Approximately 400 sq.ft. covered deck with stamped concrete
- Approximately 400 sq.ft. covered patio with exposed aggregate
- Very generous double garage plus large toy/boat garage beneath! No lack of year round storage!

MAIN LEVEL

- Welcoming and gracious entry foyer with heated tile floors
- Open concept living area with huge picture windows to frame the expansive view. Floor to ceiling custom cabinets surround the gas fireplace and define the living area. French doors from the dining area extending living to the covered deck.
- Custom gourmet kitchen has granite counters, island with raised eating bar, and walk-in prep room/pantry with butler's counter, sink and quick access from the garage. Quality stainless appliances include: side x side fridge with ice/water, gas range, second built-in oven, microwave and ultra-quiet dishwasher
- Master suite with stunning views, walk-in closet and luxurious ensuite with corner soaker tub, travertine tile shower, custom vanity and built-in nook
- Bedroom/office with window seat
- Main bath with tub/shower combination



- Spacious laundry room with cabinets and sink

LOWER LEVEL

- Thoughtful design will easily accommodate a suite!
- Generous family room with gas fireplace, large picture windows and access to the covered patio
- Games area with room for your pool table
- Third and fourth bedrooms plus bath with shower and a second bath with tub/shower combination located at the workshop/garage entrance
- Large storage room



