

Private: 9607 Eastside Road, Vernon, BC

\$1,300,000



### SPECTACULAR OKANAGAN LAKE HOME

Stunning contemporary lakeshore home with spectacular Okanagan Lake views! Approximately 108' of shared water frontage and 'T' shaped dock with boat moorage. Impressive rock walls and artfully designed landscaping compliment and blend into the natural setting. Breathtaking panoramic views from this 3 bedroom plus den, 3.5 bath half duplex. Floor to ceiling windows and 'Nana' doors to bring the Okanagan Lake views into every room! Thoughtful division of space and designed for entertaining with an open plan and extensive decking plus a lower level family room that opens to the front terrace with stairs to the beach as well as to the private hot tub patio. A master bedroom like no other; with views of nothing but the lake, his and hers walk-in closets, an office/sitting alcove, 2 way fireplace and luxurious ensuite. Features include: maple hardwood floors, solid maple cabinets and granite counters, security system, built-in vacuum, a/c, seamless glass railings on decks and patios, hot tub and tiled outdoor shower. Single detached garage.





### Specifications

Price \$1,300,000	MLS® # 10125478
Neighborhood Vernon	Year Built 2008
Zoning R6 - Lakeshore Residential	Lot Size .277 acres
Lot Frontage 157' (108' Water frontage)	Lot Depth 92'
Home Size	Total Square Footage 2581 square feet
Main Level 833 square feet	Upper Level 915 square feet
Lower Level 833 square feet	Bedrooms 4
Bathrooms 3.5	Taxes \$7,696 (2015)
Services Hydro, Natural Gas, Telecommunications, Sewer, Lake Intake Water	



## Features

### THE PROPERTY

- Approximately 108' of pristine shared Okanagan lakeshore and 'T' shaped dock with boat moorage
- Dramatic and impressive rock walls, pathways, mature plants and shrubs offer a pleasing blend into the natural setting
- Easy care underground sprinkler system

### THE HOME

- Beautifully appointed 3 bedroom plus den, 3.5 bath half duplex home boasts elegant contemporary design and timeless simplicity with an open floor plan. Floor to ceiling windows draw the amazing lake views indoors while the Nana doors extend the living space to the extensive decks and terraces.
- HardiePlank, metal and stone siding, torch on roof
- Natural gas, forced air and in-floor hot water heat, central air conditioning
- Security system, built-in vacuum, built-in speakers
- Maple hardwood floors, solid maple cabinets, granite counters
- Tiled decks and patios with seamless glass railings
- Hot tub and tiled outdoor shower
- Single detached garage with automatic opener

### MAIN LEVEL

- The main level combines the kitchen, dining and living areas
- Living room with gas fireplace
- The dining area is situated in front of the Nana doors for endless views!
- Well-designed kitchen has a large peninsula with eating bar, counter-to-ceiling tile backsplash, pantry/appliance garage and top-quality stainless steel Fisher and Paykel appliances: fridge, stove, gas range, dishwasher, wine fridge

### UPPER LEVEL

- Serene master suite with floor to ceiling windows, his and hers walk-in closets and an office alcove. A two-way fireplace separates the bedroom from the luxurious ensuite featuring a soaker tub and tile and glass shower
- Second lake view bedroom with tub/shower combination ensuite

### LOWER LEVEL

- Generous family room with two sets of sliding glass doors to the terrace and hot tub patio
- Third bedroom with closet and private door to the terrace
- Den/guest bedroom
- Bath with tile and glass shower
- Laundry room with sink



