

8980 Bayswater Place, Vernon, BC

\$988,000



180 DEGREE VIEW OF OKANAGAN LAKE IN ADVENTURE BAY

This ultimate location in [Adventure Bay](#) provides a never-ending 180 degree view of Okanagan Lake and full sunshine all day! Quiet cul-de-sac location with miles of [hiking trails](#) at your door! Access to neighbourhood waterfront park and just minutes away from [The Rise Golf Course](#)! Built by the Owner for entertaining and busy family life, this sprawling rancher offers 2084 sq.ft. on the main level plus finished walk-out lower level, walls of windows and view on both levels! Covered deck with seamless glass railing and multiple sun & shade patios to enjoy the outdoors and the view! Grand living areas with hickory floors, custom cabinets and built-ins by 'Greystokes', heated tile floors and granite throughout. Family sized kitchen with induction range, dual ovens and large breakfast bar. Master suites with ensuites and his and hers walk-in closets on each level! 2 More bedrooms and bathrooms! Lakeview office with his and hers built-in desks. Family room with surround sound opens to the covered patio. Tasteful landscaping with use of native rock and focus on easy care! Double garage with 8' doors & built-in cabinets. Extra-wide driveway.

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





Specifications

Price \$988,000	MLS® # 10156471
Neighborhood Adventure Bay	Year Built 2014
Zoning R2	Lot Size .299 acres
Lot Frontage 61.55'	Lot Depth 171.6'
Home Size	Total Square Footage 4036 square feet
Main Level 2084 square feet	Lower Level 1952 square feet
Bedrooms 4 + den	Bathrooms 4
Taxes \$4,648 (2017)	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

THE PROPERTY

- Ideally positioned for 180 degree sweeping views of Okanagan Lake and bringing full sun into the home
- .299 Acre lot extends to the road below with easy care landscaping surrounding the home featuring extensive rock retaining walls, small grass area, and rock gardens with designated sitting areas overlooking Okanagan Lake. The lower portion of the property left in a natural state
- Underground sprinkler system

THE HOME

- Owner built for entertaining and busy family life! Stunning Okanagan Lake views from this sprawling level entry home with full walkout lower level. 2 Beds plus den/office and large living areas on the main
- HardiePlank siding with stone accents and asphalt shingle roof
- Natural gas forced air heat (97% efficiency) with air exchange and humidifier, thermostatically controlled electric in-floor heat, central air conditioning, manifold water system
- Fire sprinkler system, security system, smart house thermostat, built-in speakers, surround sound in family room, built-in vacuum
- Hickory hardwood, tile, carpet and linoleum flooring
- Custom built-in cabinets in living room and den/office
- Stainless steel appliances include: fridge, induction range, dual wall ovens, top-load microwave, dishwasher, washer & dryer
- Covered deck with floating glass railing from the main level and covered patio off the walkout lower level
- Natural gas connection for BBQ, hot & cold outside taps, leaf covers on gutters
- Double garage with built-in cabinets, insulated garage door and electric overhead heater

MAIN LEVEL

- Walls of windows boast endless lake views from the main living area. The living room features lofty ceilings and custom cabinetry
- Beautiful gourmet kitchen with granite counters, custom cabinets, stainless steel subway tile backsplash and island with eating bar
- Large dining area plus casual eating nook. Sliding doors from the nook open to the covered lake view deck
- Built-in his & hers custom decks in the den/office complete with inspiring lake views!
- Electric fireplace and wall mounted TV in the generous master bedroom with stunning lake views and dual walk-in closets. The luxury ensuite has a large tiled walk-in shower with two shower heads and his & hers vanities
- Second bedroom and tub/shower combination bath
- Huge laundry/mud room with sink at the garage entrance

LOWER LEVEL

- Huge bright family room with built-in speakers, TV stand and reading nook. Over-size sliding doors open to the covered patio and backyard
- Lake views from the lower level master with two walk-in closets plus 1 additional. Ensuite with shower and double closets.
- Fourth bedroom shares the main tub/shower combination bath
- Hobby room with built-in workstation and steel door
- Wine and storage rooms



