7141 Old Kamloops Road, Vernon, BC

TOTAL PRIVACY ON SWAN LAKE!

0.58 acre with 110ft of Swan Lake waterfront! Stunning gardens surround the house and a large level yard with lakeside fire pit is great for children and pets! Need a shop? You'll enjoy the heated 3 bay detached garage with huge entertainment room above: perfect for guests, man cave or party room featuring a large open room with summer kitchen, full bath and future bedroom or storage area! Lots of level parking plus RV parking with hook-ups!! Convenient one level living in this fabulous 3 bedroom, 2 bath rancher with direct walkout to a fabulous lakeside deck complete with pergola and gazebo. Formal living room with gas fireplace, combined open and spacious kitchen and dining area with a second gas fireplace and a sitting room adjacent. Natural gas heat, central air conditioning. Exterior metal roll up security shutters on all windows makes it easy to lock & leave!

Your purchase in the North Okanagan is Not subject to Speculation Tax!

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

Specifications

MLS®# 10176960	Neighborhood Swan Lake
Year Built 1989	Zoning R1
Lot Size .58 acres	Lot Frontage 89.86 (110’ of Water Frontage)
Lot Depth 227.75	Home Size
Total Square Footage 1471 sq. ft.	
Additional Sq. Ft. Bonus Room above Garage 956 sq.ft.	
Bedrooms 3	Bathrooms 2
Taxes $2,336 (2019)	
Services Hydro, Natural Gas, Telecommunications, Septic, Municipal Water	

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Features

THE PROPERTY

- Gorgeous sunsets from this beautiful and very private .58 acre property nestled along the shores of Swan Lake! Approximately 110ft of water frontage. Canoe included!
- Large and level grass area from the house to the water boasts gorgeous flower gardens, pathways and lakeside fire pit! Storage shed
- Curved paved driveway with lots of level parking! RV parking next to the house with hydro and sewer connections

DETACHED GARAGE/BONUS ROOM

- Over-size 3 bay garage with three automatic doors
- Garage is divided into 2 open bays with door access to a separate the third bay with side man door
- 2 Piece bath, natural gas forced air heat, 220 volt service
- Huge open bonus/entertainment room in upper level with summer kitchen, full bath and future bedroom/storage area with 2 outside stairways for access!

THE HOME

- Perfect one level convenience with level walkout to the lakeside deck and gazebo
- Vinyl siding and asphalt shingle roof
- Natural gas forced air heat, central air conditioning, 2 gas fireplaces
- Hardwood, tile, laminate and vinyl flooring
- Exterior metal roll up security shutters on all windows
- Partially covered deck with gazebo

MAIN LEVEL

- Foyer with coat closet
- Spacious formal living room off the foyer with gas fireplace
- Bright and open kitchen and dining area with lake view windows and door access to the lakeside deck. The kitchen features glass corner display cabinets, double pantry closets and a big lake view window over the double sink
- Sun-filled sitting room with walk-in storage closet
- Large king-size master bedroom with his & hers closets
- Generous main bath features a soaker tub/shower combination and linen closet
- Second bedroom with built-in shelving
- Huge bay windows in the den/bedroom with inspirational views of Swan Lake and the mountains
- The second bath with shower doubles as the laundry room with stacking washer/dryer hook-ups and storage closet

dba Priscilla Consulting Services Inc.
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