

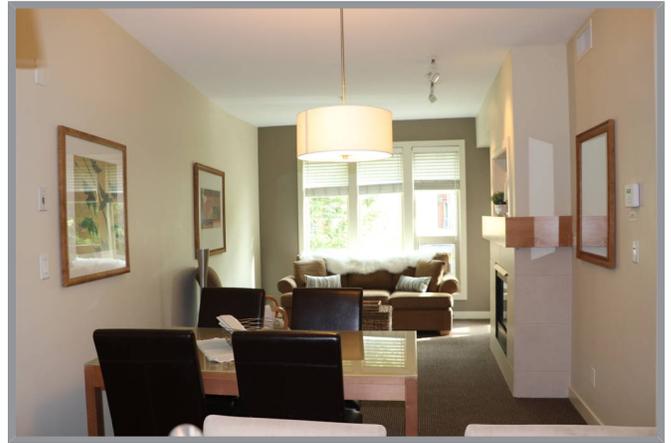
1217 7343 Okanagan Landing Road



THE STRAND - VACATION RETREAT, YEAR ROUND RESORT

WATERFRONT VACATION RETREAT, YEAR ROUND RESORT LIFESTYLE OR A PRIME INVESTMENT OPPORTUNITY! Welcome to the Strand Lakeside Resort! This unique complex sits on 3.3 acres with over 280' of private, level, sandy Okanagan Lake beach! Residents and guests enjoy the heated pool, hot tub, center courtyard with water feature and fire pit, roof top patio with putting green, sand courts and a private marina! Located on the second level, this spacious unit features light-filled open living space that opens to a private deck. Two bedrooms, two full baths, laundry, gas fireplace and granite counters! Elevator service, heated secure underground parking and large storage lockers! Inclusive monthly strata fees! Stroll to Paddlewheel Park, the Vernon Yacht Club or the Outboard waterfront Restaurant. Take the trail to popular Kin Beach, the indoor Soccer arena and pickle ball courts! Best of all - Speculation tax does not apply here in the North Okanagan!





Specifications

MLS® # 10213668	Neighborhood Vernon
Year Built 2008	Zoning C-12
Home Size	Total Square Footage 950 sq. ft.
Main Level 950 sq. ft.	Bedrooms 2
Bathrooms 2	Taxes 1872
Strata Fees 536.19	
Strata Inclusions Contingency Reserve, GAS, Heat, Insurance, Landscaping, Management, Recreational Facilities, Sewer, Snow Removal, Trash Removal, Water	
Services Services Available, Municipal Water	



Features

THE PROPERTY

THE STRAND

- Just moments away from the Vernon Yacht Club, elementary school, camping and neighbourhood convenience store
- A half hour drive to Kelowna International Airport with direct flights to Vancouver, Calgary, Toronto and Seattle
- Modern lakefront living on the shore of Okanagan Lake offering a private and peaceful resort atmosphere!
- State-of-the-art building technologies featuring 4-1/2 stories of wood frame structure with quality custom finishing
- Insulated, acoustically-engineered walls and concrete-reinforced floor for noise reduction
- LowE windows
- Fully furnished units feature kitchens with granite countertops, wine fridge, full washer/dryer, soaker tubs, TV and DVD players, private balconies and patios with BBQs
- Individually controlled central air conditioning and heating systems
- 9' Ceilings
- High-speed internet
- Fire sprinklers
- Energy saving lighting in hallways, common areas and parkade
- Recreation amenities include an outdoor swimming pool and spa and lake front park including wharf, sand court for sports, his-and-hers change rooms and washroom facilities
- Private marina with boat slips available for purchase
- Unique roof-top sunning areas including a putting green, lush landscaping, family gathering area and deck chairs
- Meticulously landscaped grounds and courtyard with water feature, half-moon gazebo style sitting area with benches and fire pit
- Rental restrictions apply. Owner may rent or lease his or her strata lot to the public for Overnight Rentals, Short Term Rental and Long Term Rentals provided the owner and all tenants comply with the bylaws provided 70% of the strata lots to be designated as tourist accommodation and 30% of the strata lots to be designated as residential occupancy
- No age restrictions
- Pet friendly, some restrictions: one dog or one cat not exceeding 10 kilograms (22 pounds) in weight
- 100% Smoke free property
- Secure underground temperature-controlled parkade with above ground visitor/overflow parking
- Out-of-suite storage lockers for each unit
- Secure bike storage
- Secure building access
- Cable TV

CONVENIENCE & SECURITY

- Secure underground temperature-controlled parkade with above ground visitor/overflow parking
- Out-of-suite storage lockers for each unit
- Secure bike storage, secure building access
- High-speed in-suite internet
- Cable TV
- 100% smoke free property
- Pet friendly



Unit 1217

- Tile foyer with coat closet
- Kitchen opens to the dining and living areas featuring solid wood cabinetry with under-cabinet light, granite counters, stainless steel appliances, double sink and eating bar
- Generous dining area with built-in bar fridge
- The living room has large windows overlooking the courtyard, gas fireplace with accent lighting
- Master bedroom with double doors opening to a Juliette balcony. Double closets for him & her and ensuite with tub/shower combination
- Sliding doors open to the patio from the second bedroom and offers private access to the main bathroom complete with a tub/shower combination
- In-unit laundry with stacking washer/dryer and lockable storage room





