

7610 Tronson Road, Vernon BC V1H 1C5

**LAKEVIEW FROM EVERY ROOM**

The words 'custom home' becomes clear when you enter the iron gates through perfectly landscaped. 72-acre grounds and approach this 5397 sqft home! The inspirational views of Okanagan Lake and the City are never lost and decks and patios with summer kitchen offer the ultimate in outdoor living. Four bedrooms, four baths, theater with 2-level seating and 110" screen, elegant formal dining, enviable black walnut and granite kitchen with butler's pantry, office with leather floors, Gym with rubber flooring, master suite with the ultimate closet and spa/ensuite, and entertainment room with full granite bar & wine room that opens to the patio! Amazing Whole home automation system for control of your security, sound, & intercom, lighting, heating, and cooling systems from your PC, iPad, or smartphone! Double garage and 50ft RV garage/shop with H&C water and heat. 'See our comprehensive list of details!







Specifications

MLS® # 10228063	Neighborhood Vernon
Year Built 2011 Actual	Zoning R6
Lot Size 0.72 acres	Home Size
Total Square Footage 5397 sq. ft.	Main Level 2428 sq. ft.
Lower Level 2969 sq. ft.	Bedrooms 4
Bathrooms 4	Taxes \$11,393/2020
Services Services Available, Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	
School District SD/22	



## Features

### THE PROPERTY

- A pleasant 10 min drive to downtown Vernon along the east side of Okanagan Lake brings you to the iron gates to this awesome property!
- .72 acre professionally landscaped for low maintenance and with full irrigation and lighting.
- Fabulous patios and grape-vine covered, lighted pergola
- Water and power at the custom iron entry and walk-in gates
- Exposed aggregate and stamped concrete driveway – fits numerous vehicles.
- Grass grid to facilitate easy access and turning for your large RV/boat

### THE HOME

- This gorgeous home brings clarity to the word 'custom'!
- The finest materials and workmanship unite this comfortable and elegant décor with every conceivable comfort!
- Designed with walls of windows to frame the spectacular 180-degree view of Okanagan Lake from all most every room and decks and patios to connect to the outdoors for the ultimate Okanagan lifestyle!
- See the list of details on this home courtesy of the owners!
- Stucco exterior with real rock accents, lighted fir soffits, and asphalt shingle & torch-on roof
- Natural gas-fired forced-air heating system plus in-floor heating in the lower level and RV garage.
- Central air and HRV system
- Built-in vacuum with outlets in all garages
- HAI whole home automation system with controls in many rooms. Easy control of your heating, cooling, lighting, audio, and security/alarm systems from your PC, iPad, or smartphone! 7 exterior cameras!
- Russound Audio system with built-in speakers, intercom through-including to the outdoors and fire pit area, iPod docking station, upper and lower TVs, FM radio, and more!
- HD Satellite dish wired to almost every room and whole-home surge protection.
- Fabulous lighting system with programmable and dimmable lights throughout
- Hot water on demand and reverse osmosis system
- Floating glass railings and lighted posts on the decks
- Gorgeous black walnut cabinets and built-ins, granite, porcelain tile floors
- Super-sized double garage with quiet lift-master doors, hot & cold water, and electric heat plus 50 foot RV garage with 50 amp power. Storage room under the garage w/heated floors!

### MAIN LEVEL

- Unique water-feature welcomes you to the front entry with a crystal chandelier and where you are immediately drawn to the 23ft ceilings of the great room and the incredible lake views!
- Upper windows are self-cleaning and wired for power blinds. Gas fireplace with real rock surround and custom entertainment center anchor the seating area.
- The formal dining room features an oval tray ceiling with subtle rope lighting.
- Well-planned kitchen to excite the chef in your family! Quality floor to ceiling, black walnut cabinets with under counter lighting and glass backsplash, granite counters and sink, appliance
- cupboard, refuse and re-cycling drawer, walk-in pantry, Butler's pantry with wine fridge, satellite TV, and desk.
- An impressive list of appliances including Thermador cook-top with griddle, Thermador convection oven with warming drawer, Meile fridge, Gaggenau freezer with ice & water, and Bosch dishwasher.
- Let guests linger at the large granite island with drop down-bar.



- Glass doors extend living to the large deck!
- Newly laid PolyGuard deck flooring, gas and water, and a cozy Napoleon fireplace!
- The stately office combines rich maple-stained walls with full leather floors and subtle recessed lighting.
- The master suite, the only bedroom on this level, is a true retreat! Trayed ceilings with rope lighting, a wall of Maple cabinets including a hinged cabinet for your TV, separate heating/Cooling zone, and glass door to the deck!
- Dream closet with windows, miles of hanging space & granite topped built-in dressers.
- The ensuite rivals any spa with heated floors and towel bar, sensor-activated lights, twin sinks in the quartz vanity, make-up vanity and custom mirrors, 2-person deep air-tub, glass and quartz walk-in shower with rainfall and personal shower heads, and linen storage. Of course, there is TV and music!
- Laundry room double as casual entrance from the garage and features closets to the ceiling maple cabinets, quartz counter, granite sink, glass back-splash, and high-end Bosch washer and dryer! Music and TV to work by too!
- The guest powder room features Asian rosewood vanity.

## LOWER LEVEL

- A lighted stairway with a lighted art display welcomes you to this level.
- The entertainment/family room features heated cork floors and a black walnut entertainment center!
- The matching bar comes with granite counters and sink with reverse osmosis water, dishwasher & lighted cabinets. Custom wine room for 200 of your favorite! Glass doors open to the patio for serious summer fun!
- Partially covered with Stainless steel Napoleon kitchen with cabinets, sink, dual gas burners, and grill!
- The theatre room features sloped flooring for two-level seating! Fun carpeted floor and state-of-the-art entertainment system with projector and 110" screen.
- Adjustable, programmable lighting, built-in speakers, floor plug-ins for power recliners, and a custom wall of built-in for easy access for all the electronics.
- Roxul insulation so turn up the sound!
- Second bedroom with walk-in closet and window seat to take in the awesome lake views
- Third bedroom with cork flooring and large double closet
- Bath with frameless glass walk-in shower and unique tile detail! Floating black walnut vanity with under counter rope lighting, heated towels bar, and linen storage
- Gym (doubles as 4th bedroom) has rubber inter-locking, Nike, flooring a full wall of mirrors, and a large window for natural light! TV and music to work by!
- Two pce guest bath with walnuts cabinets and Onyx counters
- Three large, carpeted storage rooms with built-in shelving for everything!





