

156 Sunset Boulevard, Vernon BC



In the Golden Era from 1920 to the 1950's

In the Golden Era from 1920 to the 1950s, the magnificent homes of the Hollywood elite reflected a style that became known as Hollywood Regency—lavish glamour that was not too serious or stuffy! White and gold, rich textured finishes & fabrics, and vibrant splashes of color, combined for day to evening elegance. Here in Vernon's own exclusive Beverly Hills Estates, this 4380 sqft custom home carries on the tradition and lifestyle! We added an equally spectacular Okanagan Lakeview from almost every room. An amazing lighting system lets you set the mood throughout the entire home. Full home automation system controlled from the touchscreen or your phone! This superb floor plan offers numerous gathering/lounge areas for entertaining or escaping. A Dream kitchen, formal dining with a built-in bar/butler area. Theatre room! Grandmaster suite with opulent ensuite featuring skylight glass shower & freestanding tub plus a 'Star-worthy' dressing room. Three more bedrooms, 3 more baths including steam shower. And for the active lifestyle check, the oversized garage is ready for three vehicles – with custom storage including a hockey stand & waxing station for snowboards! Two awesome Lakeview decks and a private backyard patio extend your outdoor enjoyment! Every detail is perfectly planned including a bonus room w/ secure storage, all the added extra space puts this home at 4688 sqft! This one-acre estate is fully landscaped for very low-maintenance! Just blocks from Vernon Yacht club! World-class skiing and golf within 30 minutes! No speculation tax!





Specifications

MLS® # 10248723	Neighborhood Vernon
Year Built 2020 Actual	Zoning RR
Lot Size 1.18 acres	Lot Frontage 164
Lot Depth 327	Home Size
Total Square Footage Finished living 4,380 + Mechanical Room 117 sq. ft.	Main Level 1892 sq. ft.
Lower Level 2488 sq. ft.	
Additional Sq. Ft. Garage 928 sq.ft, Covered Front Deck 611 sq.ft,	
Bedrooms 4	Bathrooms 4
Taxes \$8137.51/2022	Strata Fees \$260.00
Strata Inclusions Contingency Reserve, Insurance, Landscaping, Management, Road Maintenance, Snow Removal	
Services Hydro, Natural Gas, Telecommunications, Shaw Cable, Sewer, Municipal Water	



Features

BEVERLY HILLS ESTATES

- 34 One-Acre view properties were developed and are maintained with the utmost concern for the environment and preservation of the natural setting
- The location is optimum! Kelowna International Airport is 35 minutes south with direct flights to many destinations!
- Vernon's airport, just five minutes away, accommodates corporate jet aircraft
- World-class Predator Ridge Golf Course and Sparkling Hill Resort are just a short drive away
- Thirty minutes to Silver Star Mountain Resort
- The Vernon Yacht Club and Paddlewheel Park are just down the hill!
- Gated entry for exclusivity and privacy
- Panoramic views of Okanagan Lake, City Lights, and the valley + City
- 50 acres of common area borders the property on the south side. Maintained in its natural state and enhanced with private hiking and walking trails!

THE PROPERTY

- 1.18 acres with spectacular views over Okanagan Lake and lights across the valley and forever undisturbed nature at your backdoor!
- Fabulously landscaped with a focus on entertainment and relaxation areas and incredibly low-maintenance! Irrigation system for shrubs and, over 4000 sq ft of synthetic turf!
- Relaxing Koi Pond and sparkling fountain grace the front of the yard. At the back, a large private patio offers outdoor TV viewing! Rough-in for an outdoor bar too!
- Rough-in for an outdoor bar! Check out the recessed firepit area too! This recessed area is also rough-in to turn into a splash pool if you prefer!
- Generous parking including room for RV and boat!
- Prewired for hot tub on the back deck,
- Plans completed for future infinity pool (Complete utility rough-in gas, electric, speakers)!

THE HOME

- Custom-built for the Owner by Everton Ridge Homes, this unique and stunning 4380 sq. ft. home blends sleek contemporary with 1930s glamour!
- 4688 sq. ft building plans, with 928 sqft triple garage
- No comfort or convenience has been overlooked and every room boasts an equally spectacular view!
- This 4-bedroom, 4 bath home offers both intimate and grand entertaining space plus home theatre and a custom steam room.
- Acrylic stucco with attractive stone accents and torch-on roof
- Dual-stage gas furnace for separate floor zones, On-demand hot water, Hepa air purifier,
- Water-softener plus water filtration, Rough-in for the vacuum system
- Control 4 home, top-of-the-line automation system for full security, keyless entry, DVR security cameras, a doorbell camera, 8-12 zoned audio speakers, blinds automation, lighting control - all easily controlled from touch screen/keypads and your phone!
- Custom Hunter Douglas blinds in Master Bedroom
- The main bathroom features a full shower with steam room and floor & ceiling Carrera tile, wrap-around bench w/ RGB lighting
- An incredible lighting system lets you set the mood! Exquisite use of marble, Crystal, chandeliers throughout
- GARAGE: 30'11 x 31'7 - sized for 3 vehicles, with custom polyethylene flooring, customized cabinets, and organizers including snowboard waxing station and hockey stand! Two pre-wired EV Stations.



- This home has so many construction and mechanical features! See out More Info sheet for details!

MAIN LEVEL

- Gleaming white Carrara porcelain floors flow through this level and walls of windows frame the Lakeview! Numerous doors open to extend living to the two glass railed decks
- Kitchen – A Masterpiece of gorgeous and functional and hardwearing! Waterfall, quartz counters, and sparkle pearl-sparkle finished cabinets with full backsplash and top of the line appliances
- Elegant dining overlooking the Lakeview features a built-in butlers buffet with a bar
- Living/gathering room with stunning floor to ceiling tiled gas fireplace
- Master retreat at the quiet side of the house features walls of the window for the Lakeview, opulent ensuite with his and hers vanities, free-standing soaker tub, unique walk-in glass, skylight shower with dual rainfall heads, and a 'Star' worthy custom dressing room!
- The second bedroom offers a walk-in closet and opens to the backyard patio.
- The main bath features a full shower that includes wet steam, floor, wall, and ceiling tile with bench lighting

ENTRY-LEVEL

- Stunning 27 ft tall rock pillars flank the covered breezeway and welcome you to the main foyer where the elegant stairway lights your way to the main level
- Lofty 10 ft ceilings on this level and top quality vinyl plank flooring laid in a custom herringbone pattern.
- The family room is centered by a floor-to-ceiling tile gas fireplace that opens to the covered front patio/garden with soothing Koi Pond.
- The adjacent lounge area also opens to the covered patio and features a full wet bar – perfect for pre-movie gathering!
- Lighted, full swing doors open to the Theatre, with tiered seating, subtle lighting.
- 11.2 surround sound prewire to the theater – fully sound insulated walls, ceiling, tiered seating in the Theater room
- Powder room in elegant gold décor w/ quartz counters
- The third and fourth bedrooms both feature walk-in closets. One has a private door to the side yard and currently doubles as a gym.
- Bath with floor to ceiling tile and granite counters
- The office enjoys a calm view over the front patio and lake and features double corner barn doors that open wide to be part of the activity!
- Laundry room with walls of custom cabinets and counters and sink and freezer!
- Bonus room ready to serve as a cozy den, exercise, or craft room – Check out the door to the hidden and ultra-secure storage room beyond!
- Features a full wet bar with waterfall quartz counters
- Full swing double doors painted with automotive paint
- Bath with floor to ceiling tile, granite counters, automated shower, and jets
- Laundry also has a fridge with water hookup, laundry chute



