

7346 Old Stamp Mill Road, Vernon, BC

**YOUR CONTEMPORARY OKANAGAN LAKESHORE HOME AWAITS!**

Welcome Home to 7346 Old Stamp Mill Road! Custom built by the owner, this like new home is perfect and ready for your immediate enjoyment! Sleek sophisticated style in subtle shade of white with hints of color inspired by the waters of Okanagan Lake that are framed in every window! 4 Bedrooms, 4 baths and a family room with wet bar on the beach level. Master crafted of quality materials including custom lighting, solid core doors, 8' Fir front door, quartz counters, hardwood, tile & concrete flooring! Lofty 2 story ceilings are highlighted by a unique, irrigated living wall. Wonderful glass railed decks - all south facing for full sun worship! Easy care .31-acre yard with generous parking and lush lawns to the 79' of private waterfront! Summer ready with wharf and electric power lift! All this on a quiet street under 10 mins from the city center and just across the lake from the Yacht Club. Your purchase in the North Okanagan is Not subject to Speculation Tax!







Specifications

MLS® # 10279225	Neighborhood Bella Vista
Year Built 2016	Zoning R6
Lot Size .31 acres	Lot Frontage 80.91' (79' of Water Frontage)
Lot Depth 157.9'	Home Size
Total Square Footage 3779 sq. ft.	Main Level 1758 sq. ft.
Lower Level 2021 sq. ft.	Bedrooms 4
Bathrooms 4	Taxes \$12,192.65 (2022)
Services Hydro, Natural Gas, Sewer, Municipal Water	



## Features

### THE PROPERTY

- Located on a quiet road, just a few blocks from fabulous Kin Beach and Park. Ten minutes from City center with soccer and pickle ball arenas and fields, shopping mall and schools along the way!
- Generous lush lawns roll to the water's edge with 79.72 feet of pristine, easy-swimming lakeshore
- Sophisticated and beautiful landscaping theme with sand blasted retaining walls, mature rock gardens, easy care terraced areas with gas fire pit and artificial grass. Broad stairs lead to the level lawns and beach
- Extra wide driveway wraps around for easy access to the lower-level lakeside garage.
- Extra paved parking pad doubles as a basketball/road hockey court in the front of the house
- Dock with electric boat lift (Aug 2017), power & water connections plus a dock box for your beverage fridge

### THE HOME

- Custom built by the owners with walls of windows to take in all of the spectacular Okanagan Lake views! Timeless contemporary sophistication is finished in subtle shades of white with splashes of color to compliment the blues of the lake and greens of the gardens! Level entry and full walk-out lower level offers 4 Bedrooms, 4 baths, office and family room!
- Stucco exterior and torch on roof
- Natural gas forced air heat, radiant in-floor heat (lower & garage), electric in-floor heat (tiled areas), Venmar air exchange system, Navien hot water-on-demand
- Central vacuum with kick plate in kitchen, closets with organizers
- Appliances include -KitchenAid Fridge, Induction 5 burner range, Miele oven plus steam oven with water line, KitchenAid dishwasher, Panasonic microwave, KitchenAid (dual temp) beverage fridge and Blomberg stacking washer/dryer
- Hardwood, tile & concrete flooring
- Jacuzzi hot tub (2018)
- Upper sun deck with glass railings and built-in natural gas BBQ
- Covered patio on the lower level with hot tub and quick access to the water's edge
- Generous double garage with heated floors and mezzanine for extra storage

### MAIN LEVEL

- Stunning views of Okanagan Lake will capture you as soon as you enter to foyer
- Walls of windows draw you into the open 'great room' where double opening sliding doors seamlessly extend living onto the large lake view deck
- The living room features an impressive floor to ceiling, tiled linear gas fireplace unique 'living' wall bathes the room in fresh greenery.
- The sleek open kitchen features an island with waterfall edge, eating bar and sink, composite counters, painted glass backsplash and built-in appliances. More workspace and storage in the butler's pantry including a prep sink, built-in wine storage and pantry cabinets
- Two walls of windows boast gorgeous views from the dining area
- Fabulous lake views every day from the master bedroom featuring an ensuite with large walk-in shower with dual shower heads, linear drain, and built-in nooks, his & her sinks and large walk-in closet
- Second bedroom with closet and main bath with soaker tub/shower combination

### LOWER LEVEL



- Generous lake view family and games room opens to the lakeside covered patio and hot tub with easy access to the beach and dock!
- Wet bar with sitting area and dual temperature beverage fridge
- Third bedroom with lake views and private access to the bath with soaker tub/shower combination
- Forth bedroom has a small lake view
- Large shop/storage/studio with overhead garage door and man door; perfect for all your toy storage or hobbyist or??  
Convenient bath with shower for easy access to and from the beach
- Large mechanical room with extra storage space





