

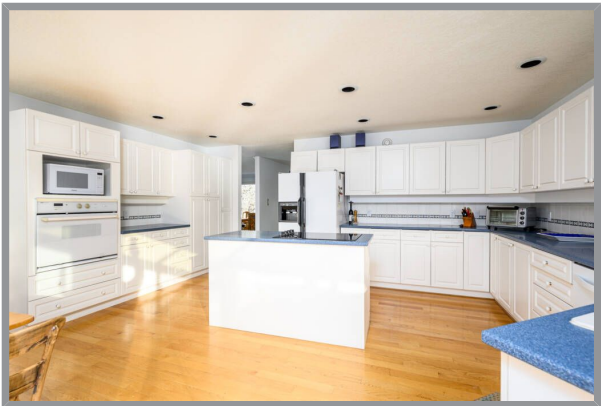
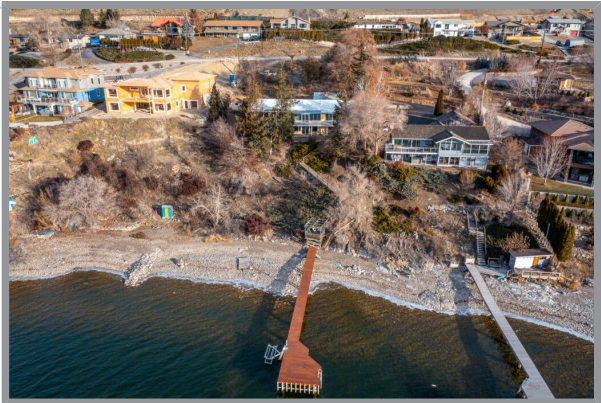
7688 Tronson Road, Vernon, BC



Welcome to 7688 Tronson Road where bigger is better! If you are looking for a lakeshore home that will easily accommodate your large or extended family and many friends and still have privacy – then this is it! With over 2400 sq ft on the level entry main and a fully finished walk-out lower level, this sprawling home offers 6 bedrooms, 2 1/2 baths, two family rooms, formal living and dining rooms and endless storage! A second kitchen on the lower level is perfect for lake traffic and to give lingering company their own space. Walls of windows bring the sunshine in! Entertaining is easy on the expansive decks on both levels! This .67-acre high bank lot means you have forever undisturbed south facing views over Okanagan Lake. Nearly new dock built in full compliance with lakeshore regulations. Very generous detached double garage and more level parking.







### Specifications

MLS® #  
10306969

Year Built  
1992

Lot Size  
0.67 acres

Lot Depth  
285'

Main Level  
2440 sq. ft.

Bedrooms  
6

Taxes  
\$13,596.00

Services  
Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

School District  
SD22

Neighborhood  
[Bella Vista](#)

Zoning  
R6

Lot Frontage  
100'

### Home Size

Total Square Footage  
4798 sq. ft.

Lower Level  
2358 sq. ft.

Bathrooms  
2 1/2



## Features

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### THE HOME

Built in approx. 1992, this sprawling level entry home offers a fully finished walk-out lower level for a total of 4798 sq ft of living space! Easy living on the main level and endless room for family and friends in the lower level! Walls of windows welcome in the sunlight and the lake views and patio doors open to the expansive decks on both levels!

- Stucco exterior and easy-care metal roof
- Natural gas forced air heating system plus Venmar ventilation system.
- Central air
- Built-in vacuum
- Detached garage with overhead door.

### MAIN LEVEL

- From the spacious tiled foyer with twin skylights, you know this home will welcome a crowd!
- Walls of windows extend into the ceiling to bathe the main living area in sunlight and French doors open to connect seamlessly to the huge deck for extended easy summer living.
- Hardwood floors are a good complement to the bright white kitchen with miles of counters and pantries, counter-top range, built-in oven, fridge, dishwasher, tiled backsplash, a center island and a full lakeview! Generous casual dining area.
- Family room, with tiled floors and gas fireplace is just off one side of the kitchen and French doors welcome you to the deck. On the other side of the kitchen, a formal dining and living await! The living room features an ornate antique-style surround on the gas fireplace.
- The Primary bedroom features walk-in closet and French doors to the deck to start your morning with a full lakeview! The ensuite offers jetted tub set in tile, separate corner shower and tiled floors.
- Den/guest room
- Two piece guest bath
- Laundry room doubles as casual entrance from the garage and yard and features cabinets, sink, stacking washer and dryer and loads of room to hang those beach towels and gear!

### LOWER LEVEL

- The Great Room! Super-sized for games tables and activities. Cozy gas fireplace with brick face to center the sitting area.
- Slide open the patio doors and extend the fun to the huge deck! Stairs lead to the beach and dock.
- Kitchen with fridge and stove – perfect for entertaining on the deck or to give extra privacy to those lingering summer guests!
- Four very spacious bedrooms!
- Full bath with tub/shower
- Utility/mechanical room
- Two very large storage rooms





