

#9 7373 Brooks Lane, Vernon, BC



WELCOME TO #9 AT TUSCAN TERRACE! Here's how to live the perfect 'lock and leave' Okanagan lifestyle! Ideally located just blocks from the Vernon yacht club, waterfront restaurant, parks, schools and shopping awaits this unique complex of only 18 townhomes! Generous lawns wrap around the center court swimming pool and flow to 240ft of level, swimmable beach and private marina with a 30ft boat slip for you! Flooded in light from the east and west and taking advantage of the gorgeous lake views, this multi-level home offers a super division of space with 4 bedrooms, 3 full and 2 half baths! Custom quality and décor throughout. Main level, with custom labradorite granite kitchen, heated tile floors, living and dining room opens right to the tiled covered patio with built in barbeque center, gas fireplace and that inspirational lakeview! Level two offers the primary suite with a wall of sliding doors to the private lakeview deck plus two bright bedrooms with Jack & Jill bath! One level up, the rooftop patio awaits with hot tub, half bath, and bar area so you can really hide-a-way! Hit the lower level to take in the big game in the Family/TV room. Fourth bedroom and large bath with full steam shower and large storage room! All this plus a generous, heated double garage with high doors!







## Specifications

MLS® # 10272671	Neighborhood <a href="#">Okanagan Landing</a>
Year Built 2016	Zoning C10A
Home Size	Total Square Footage 2868 sq. ft.
Main Level 771 sq. ft.	Upper Level 1241 sq. ft.
Lower Level 690 sq. ft.	Bedrooms 4
Bathrooms 3 Full, 2 Half	Taxes \$5840.00 (2022)
Strata Fees \$599.00	
Strata Inclusions Contingency Reserve, Insurance for dock, pool & lift station, Landscaping, Management, Snow Removal, Security, Marina & Maintenance, Common area lighting, Foreshore lease, common area utilities	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



## Features

### THE COMPLEX

The Tuscan Terraces are ideally located for the active Okanagan lifestyle! From Vernon's city center, follow Okanagan Landing Road, past the Landing Mall, the elementary and secondary schools, the soccer and pickleball arenas & fields, and Kin Beach area to arrive home! Just a block further awaits Paddlewheel beach park, the 1816 waterfront pub and the Vernon Yacht Club!

- Easy access onto Brooks Lane and removal from main road traffic.
- This unique boutique style development offers only 18 bare land strata homes – perfect for
- year-round comfort or the 'lock and leave' lifestyle
- Mediterranean charm finished in stucco with cultured stone accents, classic columns and tile roofs.
- Seamless glass railings on all lakeview and courtyard deck and wrought-iron on others.
- Cool, grassy lawns surround the 16' x 44' heated pool in the center courtyard.
- Lawns flow to the 240 ft of level, sandy beach and waterfront deck and firepit area.
- Private marina with 30' boat slip for each owner.
- Visitor parking area.
- New perimeter privacy fence being installed around complex

### THE HOME

- Custom built for the owners by Woodstyle Homes, Unit 9 is an end unit so flooded in natural light from all sides and with an unobstructed view over the courtyard to the Lake!
- 3 levels offer a great division of living and sleeping space!
- Staircases with dusk-activated lighting
- Patios, sun decks or terraces off of every level for seamless outdoor living!
- Heated double garage with two high doors and deep boat bay

### MAIN LEVEL

- A generous foyer opens to the great room and immediately introduces the green of the courtyard and the lakeview! Easy care heated tiled floors throughout.
- Center-stage – the Kitchen – crisp white shaker cabinets with iridescent labradorite granite countertops, tiled backsplash, gas range, water/ice 3 door fridge, built in microwave and dishwasher, a wall of custom pantry space and extra beverage fridge in the impressive center island!
- Generous Dining room with windows on 3 sides!
- Cozy sitting area features subtle ceiling lights and open to the patio.
- A wall of glass and sliding doors open to connect seamlessly to the stamped concrete, covered patio with cook station including beverage fridge and gas barbeque and corner gas fireplace for cooler evenings! Sit back and enjoy the view!
- Guest powder room with unique wine-barrel sink

### UPPER LEVEL

- Primary bedroom features a built-in floating headboard wall to position your bed to take in the stunning pool and lakeview! Sliding glass doors open wide to the private, shaded deck! Start or finish your day here! Impressive walk-in closet with organizers. Superb ensuite with heated tile floors, soaker tub, walk-in tile & glass shower with seat and dual heads.



- Down the hallway – stop to check the view from the terrace – are two more bedrooms with custom closets. A Jack and Jill bathroom features a walk-in shower with dual heads and double vanity
- Laundry room with raised counter for the washer and dryer, cabinets and sink.
- Plush new carpeting on stairs and throughout this level.

#### ROOF TOP LEVEL

- Foyer/landing offers bar area with beverage fridge and French door to the patio!
- Stamped floors, glass railings and connection for another gas barbeque or fire table.
- Hot tub with full lake view!
- Two Piece Bathroom

#### LOWER LEVEL

- TV room/family room
- Bathroom with heated tile, full steam shower
- Bedroom with built in cabinet drawers
- Mechanical and storage room





