

8784 Okanagan Landing Road, Vernon, BC



The famous Ontario cottage Country is mirrored here on Okanagan Lake. In perfect harmony with the natural surroundings, this .39-acre yard has been enhanced with well-planned terraces, rockeries, and multitude of shrubs! Imagine evenings with family and friends around the gorgeous firepit. Imagine yourself in the lakeview gazebo with hammock. Wander across the road to your fenced, 'secret beach house garden' on the lake! Surrounded by open and beamed decks and patios and lush gardens, the 'Beach House' lets you hide from the world! Open design with sitting/sleeping area kitchenette and full bath with shower. Steps from pristine, level waterfront and private dock with boat lift and wide sitting area! Summer guests will linger long if you let them enter here! The main home pays homage to our woodland's history with its most impressive beams and timbers. Solid wood cabinets, doors and trim, hardwood, and slate floors throughout. The unique multi-level floor plan offers a super division of space while connecting to the stamped concrete patios, and gardens and always enjoying the lakeviews! Superb kitchen with granite counters, dual ovens, gas range, and amazing custom pullout pantries! The living room centers around a unique Arkansas moss rock wood burning fireplace! The primary bedroom features a spa-like ensuite and lake views to welcome your morning and end your days! Cedar lined wine room, theater room, gym, and an open loft for library, office/den and more! This remarkable lakefront property is just minutes from shopping, sports facilities, the yacht club and Ellison provincial park and bike trails. Possession may be quick so plan your summer now!





Specifications

MLS® # 10276610	Neighborhood Vernon
Year Built 1976 - Rebuilt in 2004	Zoning R1
Lot Size .39 acres	Lot Frontage 65'
Lot Depth 264'	Home Size
Total Square Footage 3036 sq. ft.	Main Level 1348 sq. ft.
Upper Level 205 sq. ft.	Lower Level 1483 sq. ft.
Additional Sq. Ft. 371 sq ft GUEST COTTAGE	
Bedrooms 3	Bathrooms 2.5
Taxes \$8877.98 (2023)	
Services Hydro, Natural Gas, Sewer at Lot Line, Septic, Lake Intake Water, Water at Lot Line	
School District SD22	



Features

THE PROPERTY

Located in the heart of the Okanagan landing neighborhood, between the vibrant shopping, sports, dining and yacht club area and the pristine calm of Ellison Provincial Park

Being divided by the road offered the opportunity to create two outdoor spaces – the beautifully landscaped gardens surrounding the main home on the upper side and the very private waterfront retreat on the lakeshore

- 65 ft of level Okanagan lakeshore
- Stamped concrete patio and a stamped concrete firepit that takes center stage for your evenings!
- Beautifully terraced with rockeries, lush lawns, a dry creek bed feature, all connected with paved walkways!
- Escape to the timbered gazebo and let the lakeview lull you to sleep in the hammock
- Wander to the benches in the grape arbor!
- Plum, apple, cherry trees for a taste of the Okanagan

DOCK: complete with hydraulic boat lift and framed sitting area!

SHED: more than a shed- this fully finished building comes with power and ready to double as workshop or summer room!

THE HOME

The original home was completely rebuilt from the concrete footprint and now features multiple levels of comfortable living space beautifully connected with massive timbers, solid wood finishes and tile floors!

- Covered porch with western redwood timber beams
- Roof of composite slate tile with copper gutters and downspouts
- Natural gas forced air system, central air conditioning with newer unit, and new HVAC unit in 2022
- New hot water tank in May 2023, R/O system
- All doors custom Douglas fir with wrought iron, hand forged hardware
- Solid wood trim throughout
- Slate and hardwood floors plus warm carpeting for quiet areas

MAIN LEVELS

- The kitchen features cabinets of knotty Alder wood with counters of natural, rough edge granite! Double electric wall ovens, Bertazzoni gas cook top with custom metal hood vent, 2 drawer dishwasher with cabinet fronts, 3-door stainless fridge with ice/water, compactor, built in countertop compost bin. Check out the amazing custom pantry with tons of clever storage. Easy walk out to the stamped concrete patio with gas for your barbeque
- Living room is centered around the unique Arkansas moss rock wood burning fireplace complimented by hardwood and slate floors.
- Up a few stairs to the quiet primary suite with private balcony to enjoy the lakeviews morning and night! Custom built in headboard, walk in closet and spa-like ensuite featuring vanity with twin raised glass vessel sinks, jetted tub and walk-in tiled shower.
- Office with French doors to the deck
- Follow the stairway with wrought-iron railing up to the loft! Open to the floor below this is a perfect library/office/den



ENTRY LEVELS

- Welcoming foyer and entry hall with slate floors, guest closet
- 3 pce guest bath with urinal
- Gym features French doors to the patio and grounds to keep you motivated during your workout!
- Bath with raised sink and corner shower
- Laundry with raised washer and dryer, clean-up sink and lots of storage. Convenient laundry chute from the primary bedroom
- Down a few stairs to Theatre room with raised platform for seating
- Wine room with cedar lined walls and arched glass door
- Utility room
- Guest bedroom with closet and generous storage

THE BEACH COTTAGE

Cross the road to the gated privacy fence and gate that open to this beachfront oasis! Beautifully landscaped around the covered, beamed and open terraced decks and lush lawns to the water's edge and dock

- Open design cottage features a kitchenette with sink, microwave, and fridge. Spacious seating/sleeping area with big lakeviews and direct access to the yard and dock!
- Cozy wood stove and wall air conditioner
- Lake intake water and separate holding tank.



