

7464 Old Stamp Mill Road, Vernon, BC



OKANAGAN LAKESHORE home with all the space you are looking for! Bring everyone! 5000 sqft with guest/revenue suite, huge deck partially covered for sun and shade and unimpeded panoramic lakeviews! Covered patio on the beach level. Five bedrooms and 4 1/2 baths! Summer/Beach Room with bath features two story windows and open to the yard and opens directly to the yard, beach and dock! And huge storage room for summer gear and toys. Laundry on both levels! Hot tub. .56 acre lot with generous level lawns that run to the 104ft of level, easy swimming beach! Excellent shared dock with swimming platform and boat lift. Upper portion of lot off Tronson Road may have subdivision potential. Fenced parking for boat, trailer. Located on a private, quiet road, just 10 minutes from downtown Vernon.





Specifications

MLS® # 10277237	Neighborhood Vernon
Year Built 1989	Zoning R6
Lot Size .56 acres	Lot Frontage 104'
Lot Depth 324'	Home Size
Total Square Footage 5589 sq. ft.	Main Level 2809 sq. ft.
Lower Level 2780 sq. ft.	Bedrooms 5
Bathrooms 4.5	Taxes \$13,611.69 (2023)
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Bella Vista lies on the easterly slopes of the valley along Okanagan Lake! From the popular Kin Beach and Park to the Adventure Bay, the hills are dotted with family neighborhoods, vineyards, orchards, and fabulous lakeshore homes! Take time to visit Davison Farms and Planet Bee along the way!

THE PROPERTY

Old Stamp Mill Road is a private road that swings off Tronson Road to provide residents with a quieter, no-through neighborhood.

The lot extends across Old Stamp Mill Road to Tronson Road above, opening the possibility of future subdivision.

Easy access to the garage and fenced parking area for boat/toys.

Level lawns run to the 100ft of okanagan lakeshore – gentle access, swimmable waters.

DOCK: Shared with the neighbors, this impressive T-shaped dock is lighted and offers a large sitting area, electrical for boat lift. Second floating dock!

THE HOME

Bigger is better! With over 5000+ sq ft, this home is perfect for large families with lot of friends! Great division of space provides lots of gathering and private space and suite opportunities!

- Vinyl exterior with brick accents
- Asphalt shingle roof
- Natural gas Boiler – baseboard hot water system
- Two split systems for air conditioning
- Built-in vacuum
- Fabulous large deck with glass railing off the main level with hot tub – partially covered so you can choose sun or shade!
- Large, covered patio off the lower-level right to the lawns and beach and walkway to the dock
- Gas barbeque connections on both levels
- Double garage with his and hers doors

MAIN LEVEL

- From the foyer you will immediately start enjoying the panoramic views of Okanagan Lake and the views continue from room to room!
- Spacious living room and equally spacious dining rooms frame the views and have skidding glass doors to the deck
- Kitchen features oak cabinets, raised dining bar, dishwasher, wall oven, range and fridge
- Primary bedroom lets you begin and end your day with the lakeview! The ensuite offers a claw-foot tub and separate shower.
- Sitting/reading area and dressing room with vanity and sink
- Second bedroom features ensuite with shower



- Laundry room and two pce guest bath!

LOWER LEVEL

- Flexible space – Perfect for extended family, teenagers who need private space and lingering summer guests, with full kitchen and living spaces! Sliding glass doors extend summer living to the patio and beach area!
- Three spacious bedrooms plus a den/office
- Two full baths, one with tub/shower and one with shower
- Laundry room with sink!

BEACH ROOM

Connected to the main home and with direct access to the beach and dock, this is the hub of summer activity.

- Walls of two-story windows let in spring and autumn light to extend the season!
- Easy care tile floors
- Bath with corner shower – perfect for the beach traffic
- The STORAGE ROOM – with access from the Beach Room and with wide door on the lakeside, this is ready for all your beach and summer toys!



