

7444 Old Stamp Mill Road, Vernon, BC



OKANAGAN LAKE - .55 ACRE

110 ft of level, south-facing Okanagan lakefront and a .55 acre lot that has sub-division potential. Lakeshore lot is beautifully landscaped with paver-stone patio & paths, water feature and a profusion of rockeries and gardens! Easy access, level beach with pristine, swimmable waters. Lots of room for your future dock! The upper portion is perfect for a detached garage/shop or potential sub-division with access from Tronson road. The classic 1960's home retains its original quality and style with lovely updates! Over 1700 sqft level entry main with walls of floor to ceiling windows and a full-length deck. Absolutely amazing lake views! Sleek, modern kitchen with stainless appliances, casual and formal dining, grand living room with see-thru floor to ceiling gas fireplace and full glass solarium wall. Two bedrooms, two bath and laundry on the main level. Lower level opens to the covered patio and offers family room, bedroom and workshop. Near new gas furnace. Central air. Detached two level building has served as garage/storage/ workshop but could be perfect studio or gym too!





Specifications

MLS® #
10306167

Year Built
1960

Lot Size
.55 acres

Lot Depth
200'

Main Level
1798 sq. ft.

Bedrooms
3

Taxes
\$11,157.52 (2023)

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

Neighborhood
[Vernon](#)

Zoning
R6

Lot Frontage
98'

Home Size

Total Square Footage
2730 sq. ft.

Lower Level
932 sq. ft.

Bathrooms
2



Features

THE PROPERTY

.55 acre divided by the road to create this beautiful lakefront property and the potential for a second lot above the road. Perhaps build your detached garage/shop on the upper portion and create parking for the summer guests!

- Beautifully landscaped yard with paver stone patios and paths, rockeries, water feature and an amazing profusion of flowers and shrubs
- 110ft level, sandy beach and easy swimmable water!

The detached 2-level building has served as storage on the lower level (13'1 x 17'6) while upper level (13'6 x 20'1) has been workshop. Wired, a lakeview and wide doors to the driveway. Picture this as your personal space - studio, gym, shop, man-cave?

THE HOME

- Stucco exterior, asphalt shingle roof
- Extra wide carport
- Full length front deck to maximize outdoor living and the sweeping lakeviews.
- Covered patio of the lower level with seamless connection to the yard and beach.
- Glass 'solarium' wall with access too the front deck
- Natural gas forced air heating system with 202 Hi-efficiency Amana
- Newer hot water tank
- Central air (2010)
- Custom window coverings

MAIN LEVEL

Welcoming entrance to the main foyer - or use the casual entrance from the carport

- Modern kitchen with sleek cabinets and copious drawer space, Tiled backsplash, gas range, 3 door fridge with ice/water, dishwasher and lake view! Pass-thru to the dining area!
- Casual dining area off the kitchen features floor to ceiling windows to frame the lakeview and inspire your day! Sliding glass doors open to the deck
- Work area/office - just off the kitchen - offers built in cabinets with a sink and office space!
- The classic floor to ceiling brick natural gas fireplace divides the dining area from the living room.
- Sliding glass doors extend the dining area to the deck. Pass thru from the kitchen and built-in storage too!
- Gracious and grand living room with a wall of floor to ceiling windows to frame the lakeview and a full glass solarium at the end! Your plants will thrive!
- Primary Bedroom with walk-through closet to the ensuite with generous shower
- Second bedroom and full bath with tub/shower combination
- Laundry conveniently located on this level - just tucked away off the hallway.

LOWER LEVEL

- Family room with original wood fireplace and walk-out to the large, covered patio and beach area
- Third bedroom
- Huge workshop
- Utility room
- Outside access to the storage garage for beach toys and garden furniture.



