

6740 Goose Lake Road, Vernon, BC



2.69 ACRES WITH HOUSE, SHOP AND GORGEOUS OUTDOOR PATIO!

Country life redefined! Start with 2.69 acres on a no-through road, add a panoramic view over Swan Lake and the City of Vernon and a backdrop of ranchlands. Fenced and ready for pets and toys! Beautifully updated two-story home with seamless flow for outdoor Okanagan lifestyle! Spectacular 'great room' is perfectly set up for entertaining and the way we live today combining the dream kitchen, expandable dining area and living/gathering room that open to the spectacular 21' x 32' post & beam covered patio/summer room with chandelier and natural gas. Huge stamped concrete patios surround the new heated, 16' x 40' fiberglass pool! Hot tub! Family room with built-in bar and a light-filled office on the main level. Upstairs, the primary suite offers custom dressing room and a sumptuous 5 pce ensuite. Second bedroom also with ensuite and office/sitting room. Third and fourth bedrooms and main bath! Many built-ins, quality top to bottom! Over-sized double garage with pebble finish epoxy floors, hot & cold water. 700 sqft heated shop w/220 wiring and two high carports for your RV and Boat! Fenced area with shelter, elevated graveled fire-pit area, raised garden beds. All this, 5 mins from town and all amenities! Bring family! Ready to enjoy!





Specifications

MLS® # 10286037	Neighborhood Swan Lake
Year Built 1998 - Substantially renovated	Zoning SH - Rural (Small Holding)
Lot Size 2.69 acres	Lot Frontage 222.5'
Lot Depth 518.7'	Home Size
Total Square Footage 3710 sq. ft.	Main Level 1911 sq. ft.
Upper Level 1799 sq. ft.	Bedrooms 4
Bathrooms 3.5	Taxes \$4,600 (2022)
Services Hydro, Natural Gas, Telecommunications, Septic, Municipal Water	



Features

THE PROPERTY

- LOCATION! 5 Minutes' drive from every possible convenience in the north-end shopping district of the City of Vernon, including Kal tire Place (home of the Vernon Vipers and more) and the coming soon Active Living Complex! Short walk to connect to the Turtle Mountain hiking trail too! Follow this [hillside path](#) right to the City!
- 69 acres on a quiet no-through country road! Stunning views of the valley, Swan Lake, and the lights of the City of Vernon in the distance
- Fully landscaped to provide grassy lawn areas for play, generous patios, graveled firepit area, and raised garden beds to practice your green thumb! Fenced area below the house for a hobby farm
- Underground sprinkler system
- Paved driveway and huge, easy-access parking area for the home and shop
- THE POOL – New (in 2022) 16' x 40' fiberglass pool – natural gas heating. Steps for easy access at one end and diving board at the other! Secure auto cover. Pool shed for equipment and storage!

THE SHOP

- 700 sq.ft. Detached shop with 220 wiring
- Overhead natural gas radiant heat with thermostat
- Single automatic garage door plus a man door and lots of windows
- More covered parking (37' x 14' and 17' x 34') on both – ready for your RV and Boat!

THE HOME

- True two-story home, beautifully and cleverly updated to combine refined modern with country casual
- Full length covered front porch welcomes you to the front foyer and invites you to sit and admire the view!
- 5 ft crawl space spans the width of the house and holds the mechanical system and provides extra storage
- Over-sized attached garage with two high doors to fit large vehicles, hot & cold water and pebble finish epoxy floors
- Hardie-board siding with attractive stonework, and asphalt shingle roof
- Gas boiler 6 zone in-floor heat, central air conditioning, commercial grade water filter system, reverse osmosis
- Skylights, Custom window coverings
- Harbinger commercial grade luxury vinyl plank flooring through most of home
- Huge 21' x 32' private entertainment-size patio with stamped concrete and post & beam style vaulted ceiling with skylights & chandelier
- Natural gas connection for your BBQ
- Hot tub!

MAIN LEVEL

- Spacious entry offers a grand welcome to the 'Great Room' and the views!
- Vaulted, beamed ceilings and a paneled floor to ceiling electric gas fireplace and custom built-ins define the living/gathering area. A wall of windows overlooks the view and deep doors open to the patio and pool
- The dining area welcomes your largest table and features custom china cabinets that flank the picture window!
- The kitchen is a dream! Two-color finish solid maple cabinets and quartz counters give a 'furniture' finish!
- Custom panel-ready 3-door fridge and dishwasher, 6-burner commercial gas range, beverage fridge, glass china display, tiled back-splash and under-counter lighting
- A huge center island situated so casual diners can enjoy the views!



- The bay window overlooks, and a glass panel door opens right to the summer room!
- Working from home is a joy in this office – just off the kitchen and living area! Huge windows for natural light and a view of the backyard!
- Separated from the great room area, the family room offers custom built-in cabinets, a wall of windows to frame the view and French doors to the porch.
- The back entry hall provides quick access from the garage and also from the summer room! Built-in seating and cabinets!
- Two piece powder room behind the barn door!
- Laundry room with loads of cabinets and counter space and laundry chute from bedroom level!

UPPER LEVEL

- Follow the wide, carpeted stairway to the upper landing!
- Master suite offers a full dressing room with miles of custom cabinets and a fabulous ensuite with a free-standing soaker tub, 2-person tile and glass shower, dual vanity, linen storage, and heated floors. Laundry chute too!
- Second bedroom has French door to a very private deck, windows on three sides, and offers a full ensuite with tub/shower and office/reading room! Your guests, parents or teenager will covet this room!
- Third and fourth bedrooms
- Main bath with double sinks, tub/shower combination, tiled floors and laundry chute!



