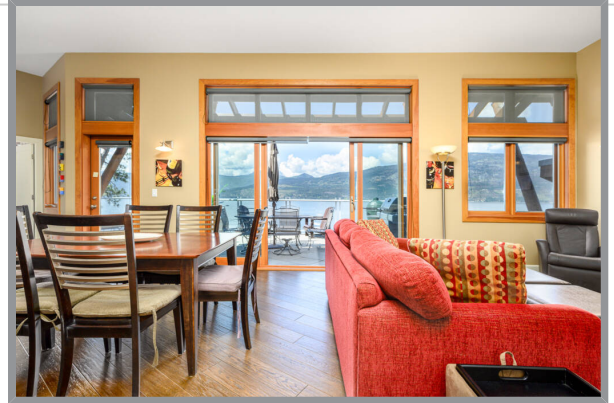


#31 - 9845 Eastside Road, Vernon, BC



Just 20 mins from the City of Vernon, nestled in a serene bay on Okanagan Lake, THE OUTBACK RESORT offers 'resort' lifestyle in a natural, preserved setting. Ideal year-round or vacation retreat! Imagine your days on 4000 ft of waterfront with sandy beaches, heated pools, hot tubs, tennis courts & owners lounge, or stroll next door to majestic Ellison Provincial Park! First class Marina too! Serenely tucked away in Quarry Bay - this unique, turnkey penthouse offers an open sun-filled plan with unobstructed panoramic views over the lake that make you feel like you are completely on your own here in paradise! 2 Bedrooms, 2 baths, 11 ft ceilings, high end finishing including granite and hardwood. Huge glass-railed deck with heater and Weber barbeque. Move in perfection! Dedicated covered parking and personal storage for your kayaks. Steps from hidden beach and magical tunnel to firepit area! You must see! Managed rental program makes this a great investment too, but this home has never been rented! Speculation tax and GST do not apply!





### Specifications

MLS® # 10301210	Neighborhood Vernon
Year Built 2007	Zoning RTR
<b>Home Size</b>	
Total Square Footage 1384 sq. ft.	Main Level 1266 sq. ft.
Lower Level 118 sq. ft.	Bedrooms 2
Bathrooms 2	Taxes \$4076.68 (2023)
Strata Fees \$831.78	Strata Inclusions Heating & cooling (geothermal), Geothermal fees (personal unit & common), Contingency Reserve, Insurance (common), Landscaping, Management, Recreational Facilities, Road Maintenance, Snow Removal, Trash Removal, Water (common).
Services Hydro, Geothermal, Telecommunications, Sewer, Municipal Water	
School District SD22	



## Features

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### THE OUTBACK

- A luxury resort-style community offering private beaches, pools, hot tubs and tennis courts. Nestled on the shores of Okanagan Lake and only 20 minutes from the City of Vernon.
- Easy access to neighbouring Ellison Park (includes mountain bike & hiking trails which connect to Predator Ridge trail network).
- This recreational community offers 60 acres of carefully preserved woodland on the shores of Okanagan Lake!
- Magnificent granite outcroppings and cliffs frame the two secluded bays of the lake.
- The timbered architecture thoughtfully blends and compliments the setting of grassland and bold pines.
- New marina (2018).
- Vehicle traffic is minimal but serene paths and places of retreat abound.
- Residents enjoy the 2 heated pools, 4 hot tubs, tennis courts and sandy beaches.
- Take the 70' glass elevator to the boardwalk or stroll through the granite tunnel to a private swimming and picnic area with fire pit.
- Gated entrance ensures privacy!
- Assigned and guest parking.
- Approximately 45 minutes from Kelowna International Airport.
- Rentals: Allowed - Resort fees apply.
- High speed internet - Shaw or Telus.
- Strata Fee Inclusions: Heating & cooling (geothermal), Geothermal fees (personal unit and common), Contingency Reserve, Insurance (common), Landscaping, Management, Recreational Facilities (2 pools, 4 hot tubs, tennis courts & sandy beaches), Road Maintenance, Snow Removal, Trash Removal, Water (common).
- Geothermal: Users of the system are responsible for the expenses under the Heat Pump Agreement.

### THE PROPERTY

Quarry Bay - seven buildings snuggled and cleverly hidden against the hillside offer serene privacy and magnificent Okanagan Lake views! From the parkade, follow the path right to the front door or take the glass elevator from the upper level to the path!

Hidden beach, perfect for launching kayaks or a quiet swim!

Path just below to the magical tunnel and quiet campfire area beyond or just above to the Quarry Bay hot tub!

Access to the main beach, lakeside pool, owners lounge and marina!

### THE HOME

Open the door to this TURNKEY, PENTHOUSE and immediately feel like you are the only one here enjoying this panoramic lake vista! Sliding glass doors seamlessly extend living to the glass railed, 470 sq ft. patio, ready to enjoy with Weber barbeque and deck heater.

- Wide open, light filled space with 11ft ceilings and walls of glass.
- Engineered oak hardwood, ceramic & slate tile flooring.
- Tile and glass showers.
- Granite and slate countertops.
- Smashing white kitchen with stainless steel appliances including: Bosch dishwasher, Samsung 23.5 CF fridge, range, microwave and wine cooler.
- Center island for casual dining!
- Open living/dining area, make entertaining easy! Electric fireplace centers the gathering area for cozy





evenings while you watch the sun set!

- Spacious primary bedroom with full view ensuite with walk-in shower & soaker tub
- Second bedroom ready with bunk beds & large walk-in closet!
- Main bath features tile & glass shower.
- Sleeps 8 as Hide-a-away bed in living room
- Full laundry room including storage area.
- Spacious entry foyer with access to understairs storage.
- Solar “reflective” film and custom window coverings.
- Geothermal heating & cooling (included in monthly strata fee), Sprinkler system.
- One parking spot in the covered parkade, convenient exclusive covered storage for two kayaks (special arrangement made by owners).
- This unit has never been rented!



