

#7 - 9990 Eastside Road, Vernon, BC

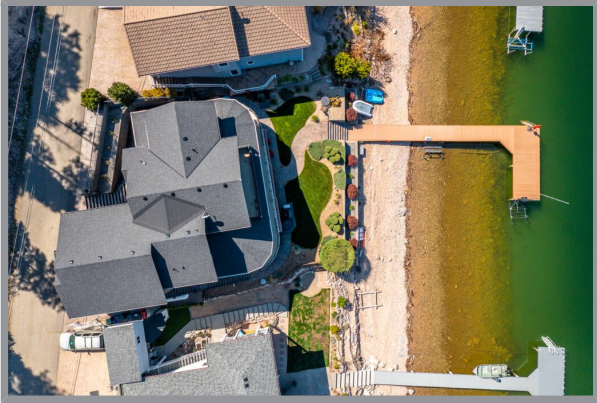


### EXCLUSIVE GATED OKANAGAN LAKESHORE LUXURY

WELCOME TO EASTSIDE ESTATES! Picture yourself living right on the water and walking straight out - onto your 75ft of pristine beach and impressive private dock with seating area and boat lift. Take the 20-minute scenic lakeside drive from the city of Vernon, along the eastside of Okanagan Lake, just past Ellison Provincial Park, and Bike trail system to the end of the road and the privacy gates of this exclusive waterfront neighborhood of only 12 distinctive homes. Designed for family fun and entertaining, this 4746 sq ft home is a pleasing blend of tile, stone, and quality wood finishes. Superbly maintained! Super division of space - main level offers a gracious living area with that opens to the wrap-a-round deck. The upper level offers restful sleeping! The lower level has been transformed to maximize the Okanagan lifestyle with moving wall systems that open wide to connect to the fabulous patios and beach beyond. A full second kitchen and bar keeps all the summer activity right here at the beach level! No worry about stairs - the elevator will whisk you from the upper bedrooms right to the beach level! Five bedrooms, 4 baths, in-floor heating, triple garage, media room, security, water treatments, and fire suppression. Beautifully landscaped grounds with focus on easy care! Bring your family, invite your friends, and start enjoying life on the lake!







## Specifications

MLS® #  
10304528

Year Built  
2008

Lot Size  
1.53 acres

Lot Depth  
277.16

Main Level  
1853 sq. ft.

Lower Level  
1663 sq. ft.

Bathrooms  
4.5

Strata Fees  
\$91.67 (or \$1100 a year)

Services  
Hydro, Shaw Cable, Septic, Lake Intake Water

School District  
SD22

Neighborhood  
[Okanagan Landing](#)

Zoning  
RR - Rural Residential

Lot Frontage  
74.76

## Home Size

Total Square Footage  
4776 sq. ft.

Upper Level  
1260 sq. ft.

Bedrooms  
5

Taxes  
\$14,554.67 - 2023

Strata Inclusions  
Shared septic, road, gate, lake intake license



## Features

---

### THE LOCATION

EASTSIDE ESTATES – a scenic 20 min lakeside drive from the City of Vernon! Just past fabulous Ellison Provincial Waterfront Park and incredible bike trail system! This exclusive waterfront community is nestled in a quiet bay and gated for added privacy of the 12 homes.

### THE PROPERTY

Naturally treed 1.53 acres provides a serene backdrop! Enhanced with gorgeous curved stamped concrete patios and tiered retaining walls are beautifully connected with artful landscaping. All easy care with automatic irrigation system 7f ft of level, pristine and swim-friendly waters! Beautiful new wharf with electric lift ready to accommodate your boat. Electric and water service! Outdoor shower! Rainwater recovery system.

### THE HOME

Classic design with timeless quality workmanship and detail offers 3 levels for a great division of living space-gracious entertaining – super fun at beach level and restful sleeping! Elevator for easy movement between all levels! Impressive decks with recessed lighting, ceiling fans and heaters. Heated triple garage with extra high ceilings and hot and cold water. Stucco exterior and stone accents with brand-new asphalt shingle roof and gutters in 2021. Window replacement in 2022. Forced air, propane fired heating system with dual furnaces for the main and upper floors. Electric Hot Water boiler for in-floor heating in the lower level. Central Air, Rinnai instant hot water system with water treatment and softening system plus reverse osmosis system. Numerous systems including Built-in vacuum, fire suppression, Monitored security, Sound system and custom window coverings.

### MAIN LEVEL

- Open the front door and immediately marvel at the majestic Okanagan Lake view through the grand windows that stretch across the front of the home and are maximized by lofty ceilings.
- Elegant open curved stairwell with theatre lights leads to the upper and lower levels. Or take the elevator!
- Open floor plan offers a functional flow between kitchen, dining and living areas.
- French doors open wide to extend living to the full length covered deck with those phenomenal lake views in every direction
- Well planned kitchen features granite counters with island & raised eating bar, S/S appliances including supersized two-door fridge, lighted walk-in pantry & instant hot water
- Two spacious bedrooms share the Jack and Jill style bath with heated tile flooring, tub and shower
- Powder room for guests
- Huge and functional laundry room with sink, loads of built-in cabinets and shelves

### UPPER LEVEL

- Stately Master Suite with full lake views from walls of windows and the private deck. Spacious walk-in closet and relaxing 5-piece ensuite with soaker tub, tiled shower with dual heads, granite his and hers vanities and heated tile floors!
- Second bedroom with walk-in closet and ensuite with tub and shower and heated tile floors.

### LOWER LEVEL

- Let the fun begin! Fabulous open floor plan of this level is perfect for family and friends! Moving wall system opens to extend outdoor living to the super patio with stone outdoor kitchen.
- Hard wearing, heated tile floors welcome the traffic! Kitchen with dishwasher, fridge, microwave/oven cooktop and loads of cabinets!
- Fabulous bar with beverage cooler



- Media room
- Fifth bedroom with lakeview and walk-in closet. Bath with heated tile floors, tub, and shower, handy to Bedroom and also beach traffic!





