

8972 Bayswater Place, Vernon, BC

**STUNNING LAKEVIEWS - THE TERRACES at ADVENTURE BAY**

This contemporary rancher with a walk-out lower level boasts stunning views of Okanagan Lake. Situated in a quiet cul-de-sac in The Terraces at Adventure Bay, this home features 3 bed + office, 3 bath, a walk-out finished basement and a double car garage. An open main floor layout leads to a large deck from the large primary bedroom, living room and dining room – so you can soak in the beautiful lake views from any room! The main floor office/den could be utilized as a 4th bedroom. The kitchen offers quartz countertops, induction range (with gas hookup available), 4 door fridge, dishwasher, island with beverage fridge & microwave and ample storage. The basement includes 2 beds & a full bathroom plus versatile spaces like an artist studio, a soundproof theatre room, wine room and a hidden pantry. Downstairs covered patio hosts a hot tub with panoramic lake views. Beautifully landscaped, easy-care yard with artificial turf make this property easy to enjoy – so you can spend your time hiking the pathways through the natural preserved setting, admiring the incredible views or head to the tennis courts or the private beach area and dock!





Specifications

MLS® # 10324983	Neighborhood Adventure Bay
Year Built 2014	Zoning MUS
Lot Size 0.21 acres	Lot Frontage 57.74'
Lot Depth 162.65'	Home Size
	Total Square Footage 3585 sq. ft.
Main Level 1597 sq. ft.	Upper Level 1988 sq. ft.
Bedrooms 3 + office/den	Bathrooms 3
Taxes \$5,787.81 - 2023	
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

THE LOCATION

Welcome to Adventure Bay! Part of the City of Vernon and all its services, residents have a unique lifestyle- paying a small annual maintenance fee for access to private recreational amenities. While utmost care was taken to preserve the natural setting of the hillsides, some 300 acres of hiking, pet walking trails, have been carefully woven into the landscape. Level rest areas to enjoy the air show by bald eagles, blue herons, and red-tailed hawks. Residents have established the Blue Bird society and have designed and erected dozens of houses, successfully encouraging the return of these entertaining birds. Two tennis/pickle ball courts have been established and across the road residents enjoy the path to a mile long stretch of south facing Okanagan lakeshore complete with wharf!

<https://www.adventurebayvernon.com/site-plan-1>

- \$743.60 / Yearly amenities fee for hiking and biking trails, tennis/pickle ball courts & Okanagan lake beach access with dock

THE PROPERTY

Beautifully landscaped to be truly low maintenance! Blend of rock finishes interspersed with walkways and colorful shrubs surround the home and compliment the untouched, natural setting of the privacy portion of the lot.

- Artificial turf for easy care
- Automatic, zoned irrigation system
- Double, level driveway

THE HOME

Imagine – everything you need for everyday convenience and comfort including a huge patio and fabulous lakeview! When family and company arrive, they can enjoy the lower level with covered patio and the same fabulous view!

- Hardi-board exterior with stone accents.
- Natural gas forced air heating system and central air conditioning.
- Water heater was new in 2023.
- Built-in vacuum and security system.
- Lofty tray ceilings and high windows to add natural light.
- Hardwood flooring throughout main floor.
- Custom window coverings.

MAIN LEVEL

- Step into the foyer and immediately be drawn to the lake and valley views!
- The 'Great room' is equally perfect for everyday casual living and for entertainment and the view is always present!
- The attractive two-tone kitchen features quartz counters and stunning tile backsplash, induction range with pot filler, fridge with ice/water, dishwasher and built-in microwave & beverage fridge in island. (Gas hook up available for gas range)
- Dining area with patio doors to deck
- Living/gathering area centered around the sleek tiled front-gas fireplace.



- The large primary bedroom features a customized walk-in closet. Ensuite with extra-large, tile and glass walk-in shower with dual shower heads, quartz counter tops and soaker bathtub. Patio doors to deck.
- Office/Den – or could be 4th bedroom, overlooks the front yard.
- Full main floor bathroom with walk in glass door shower and quartz countertops.
- Deck has 2 gas hook-ups.

LOWER LEVEL

- Follow the stairs to the walkout lower level with the same wonderful lake views!
- Rec room/family room with sliding glass door to the covered patio.
- Bedroom with full lakeview, walk in closet and direct access to the bathroom.
- Bedroom with full lakeview and generous closet.
- Gorgeous bathroom features walk in shower and heated flooring
- Soundproof media room with bonus hidden pantry/storage area.
- Wine room
- Expansive laundry room that doubles as storage or hobby area.
- 2 person hot tub on covered patio.



