

6775 L&amp;A Road, Vernon, BC



### 3.77 Acres in the BX!

Your dream of a smaller equestrian property just came true! Located just minutes from the City of Vernon, this 3.77-acre property is fully fenced and irrigated and ready with 3 paddocks, riding arena and pastures! Super two stall barn with heated, automatic waterer and enclosed hay storage. Tack room and equipment storage. Saddle up and ride out your back gate onto the Grey Canal trail! Beautiful mature grounds, rich loam gardens, perennial flower gardens and cherry and plum trees! Greenhouse too! Check out the 34x31 workshop with dual 12 ft doors, 220amp service, wood stove, insulated cold room and compressor! Detached garage and equipment storage. Loads of parking for your horse trailers and RV! This original home has been lovingly maintained and retains all its quaint country charm. Bright and light! Country kitchen, formal dining room, cozy living room with floor to ceiling real wood burning fireplace. Two bedrooms on the main floor while the primary bedroom occupies the quiet upper level. Enjoy the outdoors on the large patio with hot tub, or evenings around the firepit.







### Specifications

MLS® # 10317647	Neighborhood <a href="#">Vernon</a>
Year Built 1946	Zoning CR in ALR
Lot Size 3.77 acres	Lot Frontage 565.41
Lot Depth 926.40	<b>Home Size</b>
	Total Square Footage 1788 sq. ft.
Main Level 1416 sq. ft.	Upper Level 356 sq. ft.
Lower Level 46 sq. ft.	Bedrooms 3
Bathrooms 1	Taxes 1818.70
Services Hydro, Natural Gas, Telecommunications, Septic	
School District SD22	



## Features

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### THE PROPERTY

3.77-acre property offers access to the Grey Canal Trail right out your own gate! Nostalgic stone and wood fence provides privacy for the home.

- Fenced pastures. Irrigation
- 2-stall barn with enclosed hay storage and automatic heated waterer, 3 paddocks and a fully fenced riding arena. Lean-to for equipment storage and tack room with power.
- Garden beds primed with rich loam soil and a greenhouse for an early start in the spring!
- Beautifully mature yard with lovely shade trees, perennial gardens and a taste of the Okanagan with 2 Cherry and 2 Plum trees.
- Fire pit with benches.
- Two driveways for easy access around the property! Loads of extra parking. Bring your RV and horse trailers!
- 34'x31' WORKSHOP with metal roof, 220amp power, 12' double rolling doors, 14' ceilings, a new electric heater in 2024, wood burning stove, a fully insulated cold/storage room, workbenches and pegboard and large air compressor is also included!

### THE HOME

Retaining its quaint country charm, this 1946 home has been lovingly cared for and ready to offer years of comfort to the next family!

- Asphalt shingle roof renewed in 2016 and Stucco exterior.
- The back patio features a hot tub, lots of sitting area, and a covered area for your BBQ.
- Single carport plus a detached garage.
- Natural gas and baseboard electric heat, new hot water tank, Custom window coverings.

### MAIN LEVEL

- The open kitchen has stainless steel range, fridge, over-the-range microwave, dishwasher, pantry and a view over the back patio.
- Just off the kitchen, the formal dining room features a beautiful arched window and stone corner (formerly wood stove).
- The Living Room features a floor to ceiling brick wood burning fireplace, huge picture window to invite in the greenery and thoughtful built-ins. Sliding glass doors open to the patio and hot tub.
- Cozy bedroom with built in dresser and closet. The second bedroom doing double duty as the office.
- The bath has lots of natural light, loads of vanity and cabinet space and tub/shower combination.
- Bonus room – this super space serves as the casual entrance, the laundry and currently as a gym.
- The washer and dryer are efficiently located in the large double door closet and feature a classic built-in ironing board.

### UPPER LEVEL

- The primary bedroom is located quietly on this level. Up the stairs you will find a delightful retreat with sloped ceilings, and built-in closets.
- Windows on either side offer great air flow and a French door opens to the Juliette balcony with views of gardens.

### LOWER LEVEL

- The lower level has an unfinished 13'x19' storage area and a utility room.

RE/MAX Priscilla | okanagahomes.com | T 250-549-7050 | TF 1-800-317-1118 | E: info@okanagahomes.com





