

8399 Bench Row Road, Vernon, BC



25.65 Acres Overlooking Okanagan Lake

A once in a lifetime Trophy Estate property! Follow Bench Row Road to the end, where the hills make a serene backdrop for this gated 25.65 acre estate. In complete privacy you can forever take in the unparalleled 180 degree south facing view of Okanagan Lake. Gently rolling fields are fully fenced and irrigation is available. Picture your horses running free - or perhaps a vineyard? Deluxe 60×40' drive through shop with 50amp RV hook ups, boat storage and more. This 3-bay shop is fully loaded with bath, laundry, office, surround sound, custom cabinetry and security!

On the knoll, where the view is never-ending, this custom Timber Frame and exquisite stonework blends into the natural setting. This sprawling ranch style home is in the finishing stages. With over 4000 sq ft on the main and an additional full 4000 sq ft basement, this magnificent open beam plan is designed for generations of family and friends to come. Featuring a showpiece custom spiral staircase that will be a conversation for all. A future pool would be right off the grand patio, overlooking the lake. Oversized double garage and loads of level parking. From this oasis, you are mere minutes from the rest of the world - the yacht club, beaches, parks and trails, world class golf and wellness retreat, Silver Star Ski Resort and the Kelowna international airport!





Specifications

MLS® #
10316811

Year Built
Under Construction

Lot Size
25.65 acres

Main Level
4117 sq. ft.

Bathrooms
4

Services
Services at Lot Line, Hydro, Natural Gas, Telecommunications, Septic

School District
SD22

Neighborhood
[Okanagan Landing](#)

Zoning
MUS

Home Size

Total Square Footage
4117 sq. ft.

Bedrooms
3

Taxes
14140.35



Features

THE NEIGHBOURHOOD

Welcome to OKANAGAN LANDING! Affectionately referred to as 'The Landing', the area was amalgamated with the City of Vernon in 1993 to better coordinate infrastructure and future development. The Landing follows Okanagan Lake from south of the city to the road's end past Ellison Provincial Park - along the way passing the Vernon regional airport, newer schools and shopping mall, indoor and outdoor soccer and pickle ball facilities, Kin Park and Beach, Paddlewheel Community Park and Hall, Vernon Yacht Club and in the near future - a fabulous new waterfront neighborhood! Everything is at your fingertips but there is so much to do and enjoy:

The world class Predator Ridge Golf Course and Sparkling Hills Wellness Center are 15 minutes away and a quick trip across the lake brings you to the Fred Couples endorsed course at The Rise.

The Kelowna International Airport is 30 mins to the south and the famous powder snow of Silver Star Mountain Resort awaits 30 minutes to the north!

Take the scenic 30-minute drive to Carr's Landing and visit the O'Rourke family estate winery, one of many to sample!

Bring your bikes - there are hundreds of miles of trails at the Ellison Bike Facility!

THE PROPERTY

At the road's end, the custom steel automatic gate welcomes you to this 25.65 acre paradise!

With the hills as a calm backdrop, the 180 degree south facing view over Okanagan Lake is postcard worthy!

White board fences line the perimeter - good soil and a gentle slope!

Water for seasonal irrigation is available from the Vernon Reclamation System - \$158.75 per hectare for unlimited water

Just picture your horses running here or perhaps a vineyard!

THE SHOP

Deluxe 60x40' drive through shop with 50amp RV hook ups, boat storage

Metal siding and stone with standing-seam metal roof

High Bay radiant gas tube heating throughout

Prefinished birch plywood interiors. Built-in garage cabinets

Full security, full surround sound, full bath, laundry.

Easy access by circular driveway

Three Bays: - 15'6 x 58'11 with 9ft plus ceilings

- 13'7 x 58'11 with 17'10 ceilings
- 12'10 x 49'2 with 13ft ceilings



THE HOME

Just follow the driveway to where the view is the most spectacular and there is your new home – at the stage where you can see the dream unfolding! Working with renowned Heartwood Homes, the owners have selected only the highest quality finishes while keeping a relaxed and comfortable country vibe.

With over 4100 sq ft, the main floor is designed to include everything for day-to-day living. Wide open spaces are united by impressive timbers and millwork that complement the natural setting and Lake Vistas.

Batten Board exterior with impressive stonework

Standing seam metal roof, ICF Foundation spray foam roof structure

Impressive Timber frame construction centered by three original tree beams brought from the from the lower mainland.

Zoned forced-air gas system with HRV, Humidifier, Boiler for in floor hydronic heating

Reverse osmosis and soft water system

Whole Home audio/TV system

400-amp service

Sophisticated alarm and camera system

T & G ceilings

Wide plank hardwood and tile flooring

Solid wood millwork, custom entry door, folding wall system

Custom cabinets by Greystokes Millwork Ltd and quartz counters

Oversized, exceptionally deep double garage

*Full new Home Warranty

MAIN LEVEL

Wide open floor plan to keep the views foremost and designed to form comfortable and functional living spaces.

The kitchen will be the hub with walk- in butler's pantry and easy flow to the formal dining room and living area.

The living/gathering area features an entertainment bar and centers on the floor to ceiling, stone 'Town & Country' gas fireplace. Living will extend easily to the patios and yard (and future pool area)

Primary Suite with decadent 5-pc ensuite opens to private covered deck

Two bedrooms with Jack and Jill bath.

Office



Laundry room

Mud entrance off the garage

Two piece guest bath

LOWER LEVEL

Follow the majestic circular stairway to the lower level which is designed for future fun fun fun!

Plan includes Theater Room, Gym, two guest bedroom, baths, second office, wine cellar, second laundry room, and play/recreation room with wet bar!

