

7850 Old Kamloops Road, Vernon, BC

**2 HOMES, POOL + 9.8 ACRES**

Stunning views of Swan Lake from this lovely, updated home with saltwater swimming pool and over 9 acres of private land – add on a legal separate rental home and large 30×75 insulated shop with 200 Amp 3 phase power and this property has it all! Beautifully landscaped with large self-filling fishpond and waterfall, gardens and fruit trees. Gradually sloped 9.8 acres of land with large flat area at the top that backs onto parkland ensures privacy for your property. The 2 bed, 1 bath manufactured home is fully rented with long term tenants to add extra income with separated metered utilities from the main home and shop. The main house has been updated with a chef's kitchen, open main level and wonderful lake views. 2 hectare water allocation from April to September which sellers have never exceeded, allows for a variety of agricultural or orchardist uses. The large, insulated shop could be used for storage or equipment with 3 phase power and overhead doors. Enjoy all the benefits of being close to town while still enjoying the rural lifestyle while generating an income from your own farm and rental property all in one!





Specifications

MLS® # 10358521	Neighborhood Vernon
Year Built 1979	Zoning CR
Lot Size 9.80 acres	Lot Frontage 115
Lot Depth 381	Home Size
	Total Square Footage 2761 sq. ft.
Main Level 1561 sq. ft.	Lower Level 1200 sq. ft.
Bedrooms 4	Bathrooms 3
Taxes \$2474 - 2024	
Services Hydro, Natural Gas, Septic, Municipal Water	
School District SD22	



