

#6 - 7735 Okanagan Hills Blvd, Vernon, BC



THE LEDGE - MANY UPGRADES!

Spectacular 24-hour view! Panoramic valley and Okanagan Lake during the day and mesmerizing City of Vernon lights glittering at night. Located on a quiet cul-de-sac of only 10 homes, this half duplex home is perfect for an effortless lifestyle whether you are downsizing or just busy! The level entry main floor is designed for everyday convenience including open floor plan, primary suite & ensuite with heated floors plus second bedroom and bath and laundry! The great room includes a fabulous kitchen with quartz counters, huge island, butler's pantry and high-end appliances! The walk-out lower offers 2 generous bedrooms, full bath, family room and loads of storage - perfect for family or guests! Nearly brand new with many thoughtful custom features through out! Soft white palette throughout enhances the view from the walls of windows and lofty ceilings on both levels! Full length, partially covered deck with automatic solar screens for sun and breezes. Full length covered patio that flows to the private greenscaped back yard. Many custom features! Vinyl flooring, all quartz counters, quality lighting, automated custom window blinds, hot water on demand, deep driveway and garage that will fit your truck! Scoot up to the Rise Golf Course and stop at The Edge restaurant for happy hour!





Specifications

MLS® # 10376080	Neighborhood Vernon
Year Built 2023	Zoning RTH
Home Size	
Total Square Footage 3012 sq. ft.	Main Level 1530 sq. ft.
Lower Level 1482 sq. ft.	Bedrooms 4
Bathrooms 3	Taxes \$3,314.57 - 2025
Strata Fees \$275 - monthly	Strata Inclusions Contingency Reserve, Maintenance Grounds, Sewer, Snow Removal, Water
Services Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	
School District SD22	



Features

The Complex

THE LEDGE - This distinctive neighborhood is perched on the protected slopes of THE RISE taking in the panoramic views over the valley, city and Okanagan lake. When complete there will be 81 homes, with floor plans ideal for both busy families and those looking for a less complicated lifestyle.

This phase consists of only 5 duplex homes on a quiet cul-de-sac with extra privacy afforded by the one side of the road construction

*Lighted sidewalks and extra guest parking

*\$275.00 monthly fees include sewer, water, irrigation and road maintenance.

*Private back yard is partially fenced but can be completed for children and your pet!

The Home

Finished in 2024, the owner selected this location for the panoramic views- including Okanagan Lake and the glittering lights of the City of Vernon and then customized with many thoughtful features!

- Hardi board exterior with attractive rock work, torch on roof
- Wide double driveway to the oversized double garage which will fit your truck!
- 6" concrete dividing wall for superior soundproofing!
- Natural gas fired heating system and central air, hot water on demand
- Full length, glass railed deck off the main living area with custom, automated screens to control the breeze and the summer sun!
- Vinyl plank flooring in the main living area and rich carpets in the rest of the home. Quartz counters through-out
- Soaring ceilings and wall of windows on the main floor plus 9 ft ceiling on the lower level- maximize the natural light and spectacular views
- Custom automatic blinds to control the light!
- Soft white color palette throughout -a perfect frame for that view!

Main level

From the spacious entry you are immediately captured by the spectacular view! This level offers everything you need for everyday comfort!

The open floor plan is designed for casual entertaining with access to the very private full-length deck! Check out the automatic screens to shield from hot afternoon sun or breezes!

- Sparkling electric fireplace set into a floor to ceiling tile wall defines the living/gathering area!
- Custom kitchen with huge island features quartz counters, custom backsplash, touchless faucet, Thermador 36" gas range, super quiet Bosch 3 door fridge with ice maker, dishwasher and GE Built-in oven with meal preparation technology! Butlers' pantry with counter for all your small appliances!
- Primary bedroom with custom walk-in closet and automated blinds with black out feature! Spacious ensuite with free-standing soaker tub, glass shower, his and hers vanity and heated floors!
- Laundry room with lots of extra cabinets and sink and convenient second access from the primary



bedroom!

- Second Bedroom/Den and full bath with shower!

Lower Level

Completely finished in the same soft white palette, with 9 ft ceilings and windows to take in the view! Extra wide sliding glass doors open from the family room to the full length covered deck and the greenscaped area - perfect for children or your pet!

- Two generous bedrooms and full bath with tub/shower and heated floors
- Loads of storage area with a generous space that could be your future gym!



