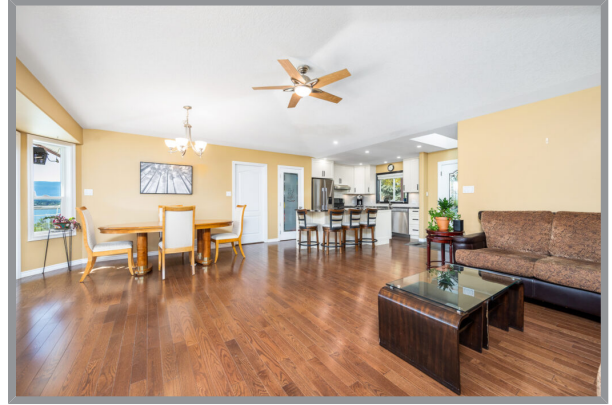


7199 Bremmer Road, Vernon, BC

**ACREAGE + PICKLEBALL COURT + SUITE**

READY! SET! RETIRE! Everything you pictured is here and ready to enjoy! 3.16 acres with spectacular view over tranquil Swan Lake. So private at the end of a quiet no-through country road with just a few great neighbours! Two serviced RV pads for your lingering visitors! A detached shop for serious 'puttering'. A little barn for your chickens! A brand-new regulation pickle-ball court to maintain your healthy lifestyle and hot tub with lake view to unwind! The level entry home offers great room design with vaulted ceilings, hardwood floors, gas fireplace, and huge covered deck with calming lake and valley views! 3 bedrooms, 2 baths and laundry on the main level for everyday life without stairs! Paved driveway straight to the double garage and separate driveways to the shop and RV parking! The walk-out lower level offers a family room with fireplace, wet bar and walk-out to the covered patio and firepit area! Check out the lovely suite with private entrance, fireplace, covered patio, full lakeview, spacious bedroom plus den! Separate driveway to the lower level and 2nd double garage! A perfect set up for extended family, revenue suite, or a caretaker while you travel! This supreme Okanagan Lifestyle is 5 minutes from the City of Vernon and Spallumcheen Golf course and 30 minutes from Silver Star Ski Resort! Quick access to the highway and the open road!





Specifications

MLS® #
10386350

Year Built
2000

Lot Size
3.16 acres

Main Level
1489 sq. ft.

Bedrooms
5

Taxes
\$3,647.24 - 2025

Services
Hydro, Natural Gas, Telecommunications, Septic, Municipal Water

School District
SD22

Neighborhood
Swan Lake

Zoning
CR

Home Size

Total Square Footage
2994 sq. ft.

Lower Level
1505 sq. ft.

Bathrooms
3



Features

THE PROPERTY

- Barely 5 minutes from the busy north end of the City of Vernon – just off Old Kamloops Road!
- Quiet, no-through country road!
- Mature landscaping with rock walls, pathways and lush lawns adds to the privacy and the view over Swan Lake and BX Valley is stunning!
- 3 paved driveways provide access to the home, the shop, the suite and RV parking area. Lots of room for the summer company!
- Underground irrigation with 7 zones and automatic timer
- Garden beds for your green thumb!
- Pergola with Hot Tub – perfect for sunrise and sunset relaxation!

RV PADS: One RV pad with water and electricity on the driveway half way down to the suite and the other one over by the shop/pickleball court area with electricity and if needed, water can be run from the house.

Note: City of Vernon's RV sani-dump station is located at [6401 Tronson Road](#) near the Vernon Regional Airport open 7 days a week from April 2/26

SHOP: Separate driveway offers easy access. 23 x 16ft with man door, and double overhead door.

PICKLEBALL COURT: newly installed- Hours of fun and fitness!

MINI RED BARN! Think about a few chickens or just garden storage!

THE HOME

- Built in 2000 and lovingly and thoughtfully updated over the years!
- Vinyl and stone exterior and Asphalt shingle roof
- Natural gas forced air heating system and central air
- Security system
- Window blinds throughout
- Double garage with his and her's door and direct access to the laundry/mud room
- Second double garage with twin doors off the lower level- perfect for sharing with the suite!
- Expansive near full length covered deck, with glass railings and easy-care vinyl decking , to enjoy the blissful views of the BX Valley and Swan Lake.
- Welcoming front porch entry.
- Rich walnut hardwood floors!
- Great Room design with it's wall of windows frames the inspiration views over Swan Lake while sliding glass doors extend outdoor living to the very large, covered deck
- Gas fireplace defines the living area and there is generous dining space!
- Kitchen features to the ceiling, soft-close cabinets and in smashing white with tiled backsplash, and granite counters. Center island/bar, lighted pantry, and quality appliances including gas range/oven, 4 door fridge and dishwasher,
- Laundry room doubles as casual entrance from the garage and comes with Bloomberg washer and dryer, sink and cabinets.
- Primary bedroom takes full advantage of the lakeview and a French door glass invite you to the deck! Walk-in closet and ensuite with walk-in tile and glass shower and heated tile floors!
- Two bedrooms overlooking the front grounds and main bath with Tub/shower and tile floors

Down the stairs to the Family room with attractive stone wall to hold the wet bar and gas fireplace. Cozy carpeted



floors and recessed lighting. Sliding glass doors open to the patios and firepit area!

Access to the lower double garage!

This room can also be shared with the suite when you have family and friends staying!

THE SUITE

- Currently run as a licenced AirBnB
- Can be accessed from main home but also features separate, private entrance!
- Bright open living space flows seamlessly to the covered patio area and beautiful lake/valley views. Gas fireplace defines the living space. The kitchen offers center island/bar, electric range, microwave/fan, dishwasher and 3 door fridge!
- Generous bedroom plus Den/office.
- Bath features heated tile floors tile and huge glass shower with dual fixtures.



