



## 45 Nerie Road Vernon British Columbia

\$2,295,000

Luxury on Okanagan Lake awaits in this stunning 1-year-old custom waterfront home with nearly 100' of private beachfront and breathtaking panoramic lake views. Wake to spectacular sunrises, unwind with unforgettable sunsets, and enjoy seamless indoor-outdoor living from two glass-railed decks. Every detail was designed for comfort and convenience, featuring premium appliances, surround sound, fiber internet, heat pump A/C, heated garage, RV parking, private tram, and an exceptional dock with dual boat lifts. Complete with a separate suite, this property is an incredible luxury short-term rental opportunity or the ultimate year-round dream home. Available fully furnished with high-end furniture for a truly turnkey lakefront lifestyle.

(id:6769)

Dining room 13'11" x 7'3"

Kitchen 13'11" x 10'6"

Family room 10'6" x 17'3"

Bedroom 11' x 12'6"

5pc Bathroom 8'2" x 7'9"

Laundry room 5'11" x 7'10"

Utility room 3'7" x 6'5"

Bedroom 12'3" x 11'9"

Bedroom 11' x 13'6"

Recreation room 9'11" x 16'7"

2pc Bathroom 8'4" x 3'4"

5pc Ensuite bath 9'10" x 8'10"

Primary Bedroom 13' x 12'1"

Living room 13'3" x 18'8"

Dining room 11'6" x 9'

Kitchen 15'3" x 12'10"

Bedroom 10'6" x 8'

Foyer 14'6" x 8'10"

Listing Presented By:



Originally Listed by:

Sutton Group-West Coast Realty  
(Abbotsford)

<http://www.suttonwestcoast.com/>



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