



## 7850 Old Kamloops Road Vernon British Columbia

Swan Lake West

**\$1,975,000**



This Property has it all! This gorgeous 9.8 acre property boasts of stunning lake and valley views, 2 legal and separate residences, large 30 x75 200 Amp 3 phase shop, stunning large salt water pool and more! This incredibly located property is minutes from town, yet has an amazing rural setting. Entertain your family and friends on the large covered deck or around your bright and beautiful salt water pool. Beautifully landscaped park like setting with its own creek and pond. Water within the creek and pond is conveniently filled from the property's water run off. The sky is the limit as there is plenty of room to create income with its 9.8 acres of usable land or by renting out the second home (2 bed, 1 bath). Each home has space and privacy. The main house is stunning with its beautiful finishes and dream kitchen. Bright salt water pool with heater and a new liner. Water has a 2 hector allocation (metered after a certain allotment of 2.04 units approx. 11,220 cubic meters annually. Turned on April to September and sellers have never used more than 2 cubic meter therefore it has remained under the fixed price). Property has meters for electric, water and gas for both the main and secondary house. Shop 3 phase power shop. 3 meters for water for each home and irrigation line This property is provides a rare opportunity to generate income while living in one of the most stunni...

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