



7936 McLennan Road Vernon British Columbia

Armstrong/ Spall.

\$1,265,000



The residence is a high-quality, owner-built home (completed 2019) situated on a 2.47-acre lot with significant road frontage overlooking stunning valley and lake views. As a rancher with walk out, it is designed to meet the needs of one level living or active families. Spacious and comfortable it blends and compliments its surroundings. Outdoors there is a fenced garden and orchard for those with green thumbs. There is a solid detached garage (22x24'), tons of parking for vehicles and RVs, and a rock plateau for firepit evenings with friends with RVs. Inside the main floor primary suite is stunning with a 5pc ensuite, generous WIC and French doors opening out onto the west facing deck. A spacious kitchen and stunning living room with vaulted ceilings opening on to massive (13'x34' approx.) covered and uncovered deck, and a cozy wood burning stove. Downstairs - a great rec room, 1.5 bathrooms, hook up for separate laundry and 3 spacious bedrooms complete the functionality. Infrastructure-wise it features an ICF foundation, a 200' well producing 12 gpm from an aquifer, a 200 amp electrical service, solar panels, a 40 amp EV charging outlet, a propane powered furnace, 36,000 BTU AC unit. Home is FireSmart with a metal roof and Hardie plank siding. (id:6769)

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