



## 83 Peregrine Way 1 Vernon British Columbia

\$735,000

Perched on the bluffs of Okanagan Lake, this stunning end-unit townhouse offers 3 bedrooms + den, 2 bathrooms, and sweeping lake views from almost every room. With no neighbors on one side, this home feels completely private, surrounded by nature and panoramic vistas that set it apart in Peregrine Point Estates. Offering lock-and-leave convenience, year-round living, or a recreational retreat, this beautifully updated home - on the market for the first time ever - has it all! Bright living, dining, and kitchen areas feature a gas fireplace and abundant natural light, perfect for entertaining or relaxing. Upstairs the massive primary bedroom captures the incredible lake view and opens onto a balcony for sunrise and sunset views plus a private ensuite and walk in closet, The large second bedroom also enjoys balcony access and a gas fireplace. A smaller third bedroom, versatile den/sunroom, a convenient storage room + crawl space add functionality and practicality. Many thoughtful updates include fresh paint, new flooring and carpet, lighting, updated plumbing, and a new hot water tank (plus more), offering peace of mind. Residents enjoy a gated, pet-friendly community with over 500' of private beachfront, dock, swimming, boat launch, walking paths, tennis/pickleball courts, picnic areas, and a charming gazebo. Parking includes a single garage, an extra outdoor stall, and ample guest spaces. This is a truly turnkey lakefront lifestyle opportunity. Don't miss the virtual tour! (id:6769)

Bedroom 13'4" x 7'8"

Bedroom 13'3" x 20'11"

Full ensuite bathroom 11'9" x 8'

Primary Bedroom 13'3" x 23'11"

Den 13' x 10'11"

Storage 9'7" x 10'5"

Laundry room 5'3" x 9'1"

Living room 14'4" x 21'11"

Dining room 10'11" x 12'1"

Kitchen 11'10" x 8'4"

Full bathroom 11'4" x 8'10"

Listing Presented By:



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**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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