



10434 Columbia Way Vernon British Columbia

\$799,999

Looking for space, land and spectacular lake views? This rancher with basement delivers --plus a layout with lifestyle flexibility and untapped potential. Perched on a .34-acre lot in Westshore Estates, this home offers front-row seats to breathtaking lake and mountain vistas from not one, but two oversized wraparound decks. As you enter the home, you immediately notice the open expansive living room with hardwood flooring, vaulted ceilings and large windows which frame the views not to mention the propane fireplace to get cozy in front of on the colder nights. The updated kitchen and separate dining area make the perfect space for entertaining and hosting family dinners not to mention the expansive deck perfect for BBQ'ing and taking in the views. The main level offers a functional layout for families with 3 bedrooms and 2 bathrooms. The primary suite includes private patio access, perfect for your morning coffee with a lakeview side of serenity. The lower level has ample space with 3 more bedrooms, a family room, storage and then another wraparound deck complete with a hot tub. The lot has been fully cleared and addition of steps were put in so the whole family can enjoy the great outdoors with access to both the firepit and above ground pool. This is a home with space to grow, a yard to personalize, and views that are simply non-negotiable. Just 30 minutes to Vernon, 15 to Fintry, and minutes from hiking, beaches, and school bus routes--your dream lake-lifestyle awaits. (id:6769)

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|----------------------------|-------------------------------|
| 3pc Bathroom 10'11" x 5'7" | Dining room 9'7" x 13'8" |
| Storage 35'2" x 9'5" | Kitchen 9'9" x 13'8" |
| Bedroom 19'1" x 12'4" | Living room 26'4" x 23'5" |
| Family room 33'5" x 20'5" | 3pc Bathroom 5'0" x 10'5" |
| Bedroom 10'0" x 11'3" | Primary Bedroom 14'2" x 14'2" |
| Bedroom 9'4" x 12'4" | Other 6'7" x 7'5" |

Utility room 11'4" x 7'11"	Bedroom 8'11" x 7'5"
Foyer 17'7" x 8'1"	Bedroom 9'1" x 7'5"
Laundry room 11'0" x 10'0"	2pc Bathroom 6'0" x 4'0"

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