



## 40 Kestrel Place 12 Vernon British Columbia

\$1,280,000

Welcome to an exceptional offering in the prestigious Kestrel Estates, where refined design meets the serenity of lakeside living. Built in 2023, this impeccably crafted 3-bedroom, 2.5-bathroom residence, complete with a sophisticated den, exudes modern elegance and thoughtful detail throughout. The heart of the home is a stunning open-concept living space, where floor-to-ceiling windows flood the interior with natural light and frame uninterrupted, panoramic views of Okanagan Lake. The seamless flow between the kitchen, dining and living areas creates an ideal setting for both intimate evenings and elevated entertaining. Outdoors, indulge in exclusive access to the Lakeview Estates Community Association's private amenities, including a pristine beach, boat launch, dock, and designated swim area--offering a truly coveted Okanagan lifestyle. Additional features include a spacious double-car garage, abundant parking and ample storage. All designed with convenience and luxury in mind. This is a rare and distinguished opportunity to own a near-new residence in one of the region's most desirable communities--where every detail reflects a commitment to quality, comfort, and timeless sophistication. (id:6769)

Full bathroom 11'3" x 5'2"

Bedroom 13'1" x 10'2"

Bedroom 12'8" x 14'11"

Full ensuite bathroom 6'9" x 11'1"

Primary Bedroom 14'4" x 11'1"

Pantry 4'3" x 6'

Dining room 15'7" x 7'4"

Den 11'7" x 9'2"

Laundry room 6'10" x 6'10"

Partial bathroom 5'2" x 8'3"

Living room 12'8" x 11'1"

Kitchen 15'7" x 14'4"

Listing Presented By:



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eXp Realty (Kelowna)

<https://ashleyblackburn.exp Realty.com/>

**stilhavn**  
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