



## 7936 McLennan Road Vernon British Columbia

\$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)

Utility room 7'3" x 8'5"

Storage 11'1" x 5'1"

Recreation room 18'0" x 20'5"

Laundry room 6'0" x 6'0"

Bedroom 13'3" x 10'4"

Bedroom 17'2" x 11'11"

Bedroom 13'5" x 9'11"

4pc Bathroom 4'11" x 12'10"

2pc Bathroom 6'0" x 7'5"

Other 5'0" x 11'6"

Primary Bedroom 17'9" x 14'2"

Living room 17'7" x 21'2"

Laundry room 10'5" x 3'2"

Kitchen 15'1" x 16'9"

Foyer 12'10" x 23'8"

Dining room 11'8" x 21'2"

5pc Ensuite bath 8'0" x 11'6"

2pc Bathroom 10'4" x 5'9"

Listing Presented By:



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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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