



# 8011 Aquarius Road Vernon British Columbia

\$1,288,000

Welcome to 8011 Aquarius Road, an approximately 4000sqft (3000+ sqft finished) rancher with basement that combines original charm with modern functionality. Nestled on a .28 acre lot overlooking Okanagan Lake, and situated at the end of a quiet cup-de-sac, the home offers an impressive south-eastern view that you'll enjoy year-round. With 4 bedrooms plus a den, 8011 Aquarius provides ample space for all to enjoy everything the Okanagan has to offer. The large primary bedroom features access to the large deck, ideal for morning coffee with a view. The main floor also features the kitchen & nook, 2 living/family spaces, formal dining, laundry and a flexible Den space. The home includes a walk-out basement with 2 spacious bedrooms, a 3rd bedroom/office space plus family room & a 500 square foot attached workshop below the garage w/ a 100-amp sub panel for hobbies or extra storage. The basement offers a walk out patio that shares the lake view. This property is situated within walking distance to beach access and a boat launch, perfect for enjoying the best of lake living. This home has been solidly built with a blend of original charm and custom touches. The home has an attached 2-car garage plus additional parking for your RV or boat, with drive down access to the backyard. The backyard is deer fenced giving a perfect place for the garden enthusiast to make the most of the long days of sunshine. Don't miss the opportunity to own this exceptional family home in a prime location (id:6769)

Hobby room 19'9" x 15'4"  
 Workshop 21'3" x 23'9"  
 Bedroom 10'2" x 13'4"  
 Family room 19'1" x 13'4"  
 Other 10'3" x 5'10"

Partial bathroom 7" x 5'2"  
 Laundry room 8'7" x 3'1"  
 Full ensuite bathroom 12'6" x 13'3"  
 Primary Bedroom 14'10" x 13'2"  
 Other 23'3" x 20'3"

Bedroom 17'6" x 10'0"

Kitchen 14'5" x 7'6"

Full bathroom 8'6" x 6'0"

Living room 21'4" x 16'5"

Bedroom 11'5" x 11'0"

Porch 20'6" x 6'5"

Den 13'3" x 11'0"

Listing Presented By:



Originally Listed by:  
 RE/MAX Vernon

**stillhavn**  
 REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
 Okanagan**

#100 - 3200 Richter Street,  
 Kelowna, BC,  
 Phone: (250) 878-3877  
 Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.