



# 10434 Columbia Way Vernon British Columbia

\$750,000

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

3pc Bathroom 10'11" x 5'7"

Utility room 11'4" x 7'11"

Bedroom 9'4" x 12'4"

Bedroom 10'0" x 11'3"

Family room 33'5" x 20'5"

Bedroom 19'1" x 12'4"

Storage 35'2" x 9'5"

2pc Bathroom 9'1" x 4'0"

Bedroom 11'1" x 12'4"

Bedroom 8'11" x 7'5"

Other 6'7" x 7'5"

Primary Bedroom 14'2" x 14'2"

3pc Bathroom 5'0" x 10'5"

Living room 26'4" x 23'5"

Kitchen 9'9" x 13'8"

Dining room 9'7" x 13'8"

Laundry room 6'7" x 9'1"

Playroom 10'0" x 10'0"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.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 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.