



# 17 Nerie Road Vernon British Columbia

\$1,949,900

Discover the ultimate lakefront living experience with this beautiful 5-bedroom, 3-bathroom home situated on Okanagan Lake. Enjoy the serene surroundings with minimal boat traffic and calmer waters. The property boasts an impressive 80 feet of pristine beachfront, complemented by a composite dock with a boat lift, and a stunning tiered lawn that offers ample space for outdoor activities. The main floor features an open concept living area where the kitchen, dining room, and living room flow seamlessly together, with access to a large deck creating a perfect space for family gatherings. Additionally, there is a guest bedroom and a powder room for visitors. There are three generous bedrooms on the upper level, including the primary bedroom with a cheater access door that provides direct access to the bathroom. The primary bedroom also has a private deck, where you can enjoy your morning coffee while taking in the beautiful lake views. The lower level features a large recreation room and a summer kitchen with access to a covered deck for shaded relaxation. This level also includes an additional bedroom, a full bathroom, and a laundry room. Located just 30 minutes from Vernon and 35 minutes from West Kelowna, this property offers the perfect balance of seclusion and accessibility. Furthermore, it is situated outside the expanded Speculation Tax zone, providing additional financial benefits. This idyllic retreat is perfect for those seeking tranquility and the lake lifestyle! (id:6769)

Primary Bedroom 17'7" x 15'6"  
Bedroom 13'3" x 11'6"  
Bedroom 13'2" x 11'8"  
4pc Bathroom 8'10" x 15'6"  
Recreation room 27' x 15'5"  
Laundry room 9'1" x 14'4"

Living room 16'11" x 18'11"  
Kitchen 12'9" x 10'5"  
Foyer 8'6" x 9'2"  
Dining room 10'1" x 8'7"  
Bedroom 11'6" x 11'7"  
2pc Bathroom 5'6" x 5'6"

Bedroom 9'8" x 14'7"  
Full bathroom 4'11" x 7'8"

Kitchen 9'3" x 7'9"

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.

Listing Presented By:



Originally Listed by:

Unison Jane Hoffman Realty

<http://www.janehoffman.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com