



7415 Tronson Road Vernon British Columbia

\$798,000

Million-dollar views of Okanagan Lake for under \$800K! This 4 bedroom, 2 bathroom home sits on a large lot and is well-positioned to capture stunning lake views from the main living areas. Enjoy your morning coffee or evening unwind on the covered deck while taking in sunrises, sunsets, and local wildlife. The main floor features an open-concept kitchen, dining, and living area, all oriented toward the lake, with large windows that flood the home with natural light. The primary bedroom, second bedroom, and full bathroom complete this level. (Upstairs bathroom plumbed for additional laundry). Downstairs offers excellent suite potential with a spacious rec room, two additional bedrooms, a full bathroom, laundry area, and space for a kitchen that already has plumbing & electrical in place. In 2021, the sellers upgraded the basement. They furred-out and added insulation to the walls and installed Dricore subfloor and new flooring. This floor also has access to a single car garage and large storage room. The large backyard provides plenty of space for kids and pets to play. Located near The Rise Golf Course and Kin Beach, with a school bus stop right out front to Okanagan Landing and Fulton with connections to Bearisto and Seaton for french immersion. Connected to city sewer in 2021 (approximately \$24,000), with the previous septic system professionally removed. The visible lid near the front steps services a grinder pump as required by the City of Vernon. (id:6769)

Storage 13'6" x 5'10"

Dining nook 8'1" x 13'6"

Laundry room 4'11" x 9'10"

Recreation room 27'7" x 13'4"

Full bathroom 9' x 7'8"

Bedroom 11'3" x 13'4"

Bedroom 14'1" x 9'

Dining room 8' x 9'11"

Bedroom 11'3" x 13'6"

Full bathroom 10' x 7'6"

Primary Bedroom 17'5" x 13'6"

Living room 20' x 13'3"

Kitchen 10'10" x 9'11"

Listing Presented By:



Originally Listed by:
RE/MAX Vernon

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