



# 7821 Old Kamloops Road Vernon British Columbia

\$2,100,000

One of a kind property on Swan Lake! 1.95 manicured acres with an immaculate 6 bed/4.5 bath home with 2 detached Shops for your auto or wdworking hobbies. The home is of quality construction on 2 full levels. From the spacious entrance follow the curved staircase to the upper main floor to find the open living and dining rooms then the kitchen with an Island/eating bar. Off the kitchen is direct access to the covered 10'x43' deck where you will sit and enjoy your morning coffee over looking the Lake and enjoying the song birds in this natural wildlife sanctuary. The primary bedroom is on this level with an attached 5 pce. ensuite bath and walk-in closet. 3 more bedrms. with a ""Jack and Jill"" bathrm conveniently situated between 2 of them as well as another full bath. Downstairs off the foyer is the office/den along with a 2 pce. powder room. Also on the ground floor is an oversized family room with gas fireplace, 2 remaining bedrms, full bathrm and laundry. The ground floor could easily be converted to a separate suite with the side entrance and covered 10' x 43' patio. Outbuildings include a 32'W x 70'L x 8'H' insulated/partitioned Shop with 200 amp service with roughed in plumbing, 2nd Shop is 30'W x 50'L x 16'H with 2x14' roll up door with 100 amp service. The landscaping includes a stone water fountain and pond along with ample lawns and mature trees. The home is heated with Gas forced air furnace and cooled with central A/C. Water via drilled Well. All perimeter fenced. (id:6769)

Other 50' x 30'  
Other 70'6" x 32'  
Other 20'9" x 22'8"  
Laundry room 12'3" x 7'10"  
Mud room 12'3" x 9'  
Utility room 8'9" x 5'9"  
Bedroom 11'9" x 13'9"  
Bedroom 11'9" x 13'9"  
Bedroom 11'9" x 13'9"

2pc Bathroom 6' x 7'  
Office 12'5" x 13'8"  
Foyer 10'5" x 17'6"  
Bedroom 9'9" x 10'10"  
Bedroom 10'1" x 12'1"  
4pc Ensuite bath 7'3" x 8'5"  
Bedroom 11'1" x 10'5"  
Other 6' x 6'6"

Listing Presented By:



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3pc Bathroom 11'2" x 5'2"

5pc Ensuite bath 6' x 10'6"

Family room 23'5" x 22'2"