



# 8163 Old Kamloops Road Vernon British Columbia

\$2,297,000

This magnificent country estate built on 11+ acres will take your breath away! This sprawling 5000+ sq ft home will accommodate all your entertaining needs. Nestled in the North Okanagan Valley, with breathtaking views of the surrounding hills, mountains, & Swan Lake, sits this private, flat, waterfront property. This custom-built one-owner home boasts 5 beds, 4.5 baths, formal dining room, a triple garage, boathouse/shop, pond, 14X14ft enclosed gazebo & is gorgeously manicured. The main floor has a cheery kitchen that is flooded with natural light, a large island & breakfast eating bar, SS appliances, Crown mouldings, Corian counter-tops, eating nook that opens to your private patio, family room with 12ft vaulted ceiling, library, formal dining room & TV room. The main floor features dazzling Brazilian cherry hardwood flooring. The luxurious primary bedroom boasts a w/i closet & en-suite with heated tile flooring, double vanities, separate w/i shower & a soaker tub with a view! The fully finished basement has a huge games room, 1 bed, full bath, & sitting/reading area. This property is minutes from town, yet has an amazing rural feel. Take in your morning coffee or an evening glass of wine while sitting by the beautifully landscaped ponds. This home is a rare offering, it's the perfect setting that will bring years of happy memories for a new family! This property is not a drive by, book your viewing to see all this impeccable home has to offer. (id:6769)

Listing Presented By:



Originally Listed by:  
Value Plus 3% Real Estate Inc.

<http://www.vp3.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

- 5pc Bathroom 11'3" x 5'6"
- Bedroom 13'11" x 12'9"
- Bedroom 16'1" x 10'8"
- 3pc Ensuite bath 9'8" x 4'10"
- Bedroom 16'2" x 12'7"
- Other 10'0" x 4'5"
- Other 21'2" x 5'4"
- Storage 9'0" x 1'4"
- Recreation room 43'2" x 26'3"
- Living room 15'7" x 9'11"
- 3pc Bathroom 10'0" x 5'0"
- Bedroom 17'0" x 11'8"
- Other 31'9" x 21'10"
- Media 12'10" x 11'8"
- 2pc Bathroom 6'1" x 5'0"
- Laundry room 11'0" x 11'0"

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 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.

Den 14'4" x 7'6"

Living room 17'7" x 14'10"

Games room 17'0" x 14'9"