



# 19 Nerie Road Vernon British Columbia

\$1,375,000

LAKESHORE living! Nestled along the serene shores of Okanagan Lake & surrounded by some of the last natural landscaping in the area, this spacious 4-bedroom, 2.5-bathroom rancher offers a rare opportunity to enjoy family-oriented lakefront living with sweeping views of the water. The bright & airy main floor welcomes you w/an abundance of natural light, streaming through large picture windows that perfectly frame the stunning views of Okanagan Lake. The open-concept living & dining areas provide ample space for everyday living or entertaining, with easy access to the expansive balcony that offers a front-row seat to the breathtaking lake views. The main floor includes a full bathroom & two bedrooms, including the primary bedroom w/a walk-in closet & ensuite bathroom, offering a peaceful retreat w/ lake views. The lower level features a nearly identical layout with two additional bedrooms, a full bathroom with a large tiled shower & a spacious recreational room that opens out onto a covered lower deck, seamlessly blending the indoors with the outdoors. The property offers plenty of parking, w/additional storage sheds. The massive, refurbished wooden dock includes integrated boat lift, providing convenient access to the lake for all your water activities. The low-maintenance natural landscaping enhances the beauty of the property while minimizing upkeep, allowing you more time to enjoy life by the lake. Live on the lake and add your own special touches, call today! (id:6769)

Storage 7'8" x 7'2"

Other 17'10" x 10'11"

Full bathroom 10'10" x 7'9"

Utility room 14'4" x 5'11"

Bedroom 13'1" x 13'7"

Bedroom 10'7" x 13'7"

Recreation room 27'5" x 17'4"

Other 18'7" x 8'

Laundry room 5'8" x 6'

Full ensuite bathroom 5'9" x 6'1"

Other 6'8" x 3'10"

Primary Bedroom 13'4" x 14'3"

Bedroom 10'5" x 14'3"

Other 5'20" x 9'11"

Living room 27'3" x 13'11"

Dining room 9'1" x 11'6"

Kitchen 10'8" x 10'10"

Foyer 6'4" x 11'0"

Listing Presented By:



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RE/MAX Vernon Salt Fowler

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



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Full bathroom 9'4" x 6'1"