

## 4242 De Roo Road Vernon, BC



Welcome to Sunny Trail Acres, a serene family retreat on 5.8 acres of lush land, blending comfort with outdoor living. This property includes a spacious main home and two charming, fully permitted cottages, ideal for families or those seeking a tranquil escape. Inside the main home, the kitchen features European oak cabinets with stainless steel handles, quartz countertops, and a new sink and taps installed in 2017. The main floor bathroom was updated in 2015, while the top-floor bathrooms, renovated around 2010, boast walk-in showers by Arden Tile. The living room has a gas fireplace, and the kitchen's laminate floor, installed in 2005, includes in-floor heating for added comfort. The basement suite was modernized with a vinyl composite floor in 2020. The Pine Chalet, built in 1992, offers a double garage, 2 bedrooms, 1 bath, a newer self-cleaning stove, and recently replaced carpets. The Cottage, built in 2000, features 2 bedrooms, 1 bath, and a new heat pump added in 2023. The property also includes a triple carport and three fenced pasture areas, perfect for equestrian enthusiasts or hobby farmers. A highlight is the in-ground pool, installed in 1985, with a liner replaced multiple times. Additionally, a 10 x 12 Arch rafter shed provides ample storage for outdoor equipment. Sunny Trail Acres is more than just a home; it's a lifestyle. Don't miss this unique opportunity to own a versatile and inviting property.



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**4242 De Roo Road Vernon, BC**

**SPECIFICATIONS**

Year Built Home	1980
Size	3,337 sqft.
Zoning	CR
Taxes	\$5,323.99 tax year 2024
Legal Description	LOT 1 DISTRICT LOT 53 OSOYOOS DIVISION YALE DISTRICT PLAN 28711

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified



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## Primary Home

### Living Room

- Two stories in half this area with ceiling fan
- Free Standing Vermont cast iron fireplace with a full brick feature chimney
- Wall to wall carpet
- The one storey section has five pot lights and has sliding doors to the front deck

### Kitchen

- Quartz counter tops with undermount sink
- Modern style black cabinets
- Bosch Dishwasher
- GE Convection Oven
- Pantry
- Laminate Flooring
- Skylight
- Island with suspended pot display
- Adjacent storage area ideal for freezer and storage

### Dining Room

- Laminate Flooring
- Ample Natural Light

### Bathroom/Laundry

- Tile Floors with wainscoting
- 4 pc bathroom
- Side by side washer/dryer
- Linen closet

Two Bedrooms on the main level with wall to wall carpet

## Primary Bedroom

- Wood Feature wall
- Wall to wall carpet
- Two opening windows for air flow

## Primary Ensuite

- Tile Floors
- Walk in tile shower with a glass feature wall
- Frosted window and exhaust fan

## Family Room (Loft)

- Sky light
- Wall to wall carpet
- Lakeview deck

## Basement Suite

- Full Renovated Bathroom, Tile shower, with glass sliding door, full tile walls, pedestal sink
- Covered Deck with Lakeview
- Vinyl Plank Flooring in the main living area
- Natural Gas Fireplace
- Kitchen has large pantry area, vinyl plank floors, range hood ducted to the outside
- Storage room

## Pine Chalet – Over sized double garage with a self contained two bedroom suite

### Main Living Area

- Vaulted ceiling with ceiling fan
- Natural light from three sides
- Wall to wall carpet

### Kitchen

- Sky light
- Island with three barstools
- Frigidaire Dishwasher
- Frigidaire self cleaning oven
- Vinyl Flooring
- Laundry off the kitchen with side by side washer & dryer

### Bathroom

- 4-piece
- Sky light shared with the laundry area

### Primary Bedroom

- Wall to wall carpet
- Generous sized

### Second Bedroom or Office

### Garage/Shop

- 100 amp electrical service
- Fully insulated
- Natural gas furnace and hot water heater
- Passage door to the work shop area

### Exterior

- Metal roof
- Aluminum soffits
- Wood panel siding
- Large lakeview deck
- Coated aluminum rails

**The Cottage** – A very cozy, 2 bedroom lakeview cottage with vaulted ceilings. Exterior repainted August 2024. Full width deck.

### Main Living Area

- Wall to wall carpet with natural light on three sides
- Free standing natural fireplace by Majestic
- Heat pump in the main living area installed in 2023
- Dining room has seating for six
- Direct access to south facing deck

### Kitchen

- Maple wood cabinets
- Over counter lighting
- Breakfast bar with seating for three
- Four burner cooktop with self cleaning oven
- Tile Floors
- Bosch dishwasher

### Bathroom/Laundry

- Tile floors
- Four piece bath
- Stacking washer/dryer
- Access to the crawl space

### Rear Bedroom

- Double closet
- Wall to wall carpet
- Wall mounted lighting

### West Bedroom

- Wall to wall carpet
- Wall mounted lighting











