

## 7551 Tronson Rd Vernon, BC



Experience unmatched elegance in this custom-built home nestled in the serene Bella Vista. Every detail of this residence exudes quality and style, offering a truly luxurious living experience. The gourmet kitchen, with its granite countertops and modern appliances, is a culinary enthusiast's dream. Entertain guests on the expansive patio, boasting breathtaking 180-degree lake views.

At day's end, unwind in the hot tub just steps from your bedroom. For adventure seekers, the oversized garage accommodates a 21-foot boat and a truck without removing the hitch. Additional convenience comes with dedicated RV parking. Lake access is a short walk across the street down Kennedy Lane, and the Tronson Boat Launch is just a minute's drive away.

Inside, enjoy ample storage, a recirculating pump for quicker hot water, heated floors in the master ensuite, and a jetted tub for ultimate comfort. The private backyard, overlooking a vineyard and farmland, is perfect for outdoor enjoyment with plenty of room for a pool. An expansive concrete pad (approximately 24 by 49 feet) offers endless possibilities for a shop or extra garage.



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**7551 Tronson Road Vernon, BC**

**SPECIFICATIONS**

Year Built Home	2003
Size	3,547 sqft.
Zoning	MUS
Taxes	\$6,505.45 tax year 2023
Legal Description	LOT B, PLAN KAP71921, DISTRICT LOT 56, OSOYOOS DIV OF YALE LAND DISTRICT

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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## The Entry Level

- Walk into a large family room with 9'6 ceilings and a stone surround gas fireplace
- There are two large bedrooms & full bath, exercise room and a spectacular garage with wine room and storage under the stairs

## Family Room

- Spindle stair system with wall lighting
- Ten-foot ceilings
- A slate entry surface to extend to the rear of the home
- A bright entry door system with view from every window
- Deep Windows
- Large Closet area
- Gas FP

## Front Bedroom

- Wall to wall carpet
- Generous sized
- Built in Shelving

## Rear Bedroom

- Good Sized
- Wall to wall carpet
- Built in shelving

## Exercise Room

- Wall to wall carpet
- Could be a fifth bedroom with an armoire
- Direct access to the garage

## Dining Room

- A generous area with seating for 10
- Pecan colored wood floors
- Good light flow

## Living Room

- Lakeview windows on three sides
- Electric fireplace with wood and rock surround
- Pecan wood floors
- Pot lights
- Lakeview workstation, overlooking the covered lakeview deck
- A granite counter to accommodate two screens

## Kitchen

- Tile Floors and backsplash
- Over counter lighting
- Kitchen Aid SS Dishwasher
- Samsung Smart Fridge
- Frigidaire self-cleaning wall oven with warming drawer
- Built-in microwave
- Five burner Samsung cooktop
- Granite Counters with undermount sink
- Maple cabinets with numerous drawers
- Kick plate vacuum outlet
- The island has pendant lighting and two electrical outlets
- Three display cabinets, open dovetail pot shelves

## Nook

- Tile Floors
- Lakeview windows on three sides

## Lakeview Deck

- Tall ceilings with a wood blade ceiling fan
- Tile Floors
- Most of deck covered allowing for longer season use
- A wall mounted fireplace by Napoleon
- Wall mounted television
- Glass rails to enjoy the view
- Plumbed for natural gas

## Primary Bedroom

- A generous sized area with windows on two sides and French doors to the rear yard for access to the hot tub
- Large walk in closet with
- Wall to wall carpet

## Ensuite

- Heated tile floors
- A jetted tub and separate glass shower with tile surround
- Raised sink on a granite countertop with undermount lighting

## Main Bath

- Tile Floors
- Bemis Toilet
- Raised Sink

## Second Bedroom

- Wall to wall carpet
- Two large windows
- Two generous sized closet areas

## Main Floor Laundry

- A large laundry cabinet with stainless steel sink
- Windows on two sides
- Tile Floors
- Upper cabinets with room for a vertical freezer

## The Yard

- The rear yard is fenced and has vehicle access
- There is a covered area off the quality rear door system
- Exposed aggregate enclosed patio for hot evenings adjacent to the hot tub
- 24x49 ft concrete pad to build extra garage or shed
- RV parking on the left side of the home
- Paved access to the rear from the right side of the home
- Covered front patio with exposed aggregate finish
- Four wall mounted accent lights

## Garage

- Full depth in the right side to allow a truck and boat to be parked while hooked up
- Two large windows
- Two installed garage doors and with openers
- Built-in storage
- Dry walled and painted
- Hot & Cold-water outlet
- Exterior passage door on the side
- Home of the built-in vacuum













