

# \$2,199,000 - 8163 Old Kamloops Road, Vernon

MLS® #10359364

**\$2,199,000**

5 Bedroom, 5.00 Bathroom, 5,240 sqft

Single Family on 11.81 Acres

Swan Lake West, Vernon, British Columbia

## LAKEFRONT LUXURY ON SWAN LAKE

Experience an extraordinary blend of elegance, comfort, and natural beauty on 11.87 acres of pristine waterfront, just 5 minutes from Vernon with effortless Hwy 97 access. This 5000+ sq. ft., 5-bedroom, 4.5-bath estate was built and recently upgraded for refined living. State-of-the-art systems include a new heat pump & air handler, electric furnace, dual hot water tanks, sump pump with updated electrical, recirculating pump, humidifier, 200 AMP service, and 100 AMP in the boat house, plenty of power here for future development. Lush, irrigated grounds with new drip lines create a picturesque setting for your private oasis. Entertain beneath a vaulted cedar roof, relax under a newly built pergola, or unwind in the Hydro Pool hot tub and take in the country views. Elegant interiors feature soaring coffered ceilings, custom millwork, and a dramatic vaulted wood-beamed family room. The gourmet kitchen boasts new appliances a large island offering plenty of prep space. The bright windows allow the natural light to flood the area while French doors lead you out to the manicured outdoor spaces. The second floor boasts 3 bedrooms, one with an ensuite and the other share a jack and Jill bathroom. With suite potential in the massive lower level and zoning for a carriage house, this property offers unmatched versatility. Live where luxury meets the lake—every day feels like a retreat. (id:6289)



Built in 2005

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10359364      |
| Price          | \$2,199,000   |
| Bedrooms       | 5             |
| Bathrooms      | 5.00          |
| Half Baths     | 1             |
| Square Footage | 5,240         |
| Acres          | 11.81         |
| Year Built     | 2005          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 8163 Old Kamloops Road |
| Subdivision | Swan Lake West         |
| City        | Vernon                 |
| Province    | British Columbia       |
| Postal Code | V1H1W8                 |

## Amenities

|                |                                                                     |
|----------------|---------------------------------------------------------------------|
| Amenities      | Golf Nearby, Airport, Park, Recreation, Schools, Shopping, Ski area |
| Features       | Level lot, Private setting, Irregular lot size, Central island      |
| Parking Spaces | 13                                                                  |
| Parking        | Attached Garage                                                     |
| # of Garages   | 3                                                                   |
| View           | Lake view, Mountain view, Valley view                               |
| Is Waterfront  | Yes                                                                 |
| Waterfront     | Waterfront on lake                                                  |

## Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer, Oven - Built-In |
| Heating      | Electric Forced air, Heat Pump                                                        |
| Cooling      | Heat Pump                                                                             |
| # of Stories | 2                                                                                     |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior          | Brick, Vinyl siding                      |
| Exterior Features | Landscaped, Level, Underground sprinkler |
| Roof              | Tile                                     |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Real Broker B.C. Ltd |
|----------------|----------------------|



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Listing information last updated on October 14th, 2025 at 8:31am MDT