



JANE HOFFMAN  
REALTY

# LAKESHORE HOME ON 1.16 PRIVATE ACRES



PROUDLY MARKETED BY JANE HOFFMAN

*7210 Brent Road  
Peachland, BC*

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## DETAILS

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**Address** 7210 Brent Road  
Peachland, BC

**Bedrooms** 6  
**Bathrooms** 3 full  
**Finished Area** 2792 sq. ft.

## SPECIFICATIONS & FEATURES

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<b>Lot Size</b>	1.158 Acres, 206 ft. x 241 ft.	<b>Year Built</b>	1974
<b>Water Frontage</b>	190 ft.	<b>Exterior</b>	Stucco
<b>Water</b>	Lake Intake	<b>Roof</b>	Asphalt/Fibreglass Shingles
<b>Sewer</b>	Septic System	<b>Heating</b>	Electricity, Baseboards, In-floor Electric
<b>Views</b>	Lake, Mountain, Valley	<b>Fireplace</b>	1 Wood Burning Fireplace
<b>Main Level</b>	1450 sq. ft.	<b>Garage/Driveway</b>	Attached Double Garage
<b>Lower Level</b>	1342 sq. ft.		
<b>Foundation</b>	Concrete		

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### Room Sizes - Main Level

Living Room: 16 10 x 23 5  
Kitchen: 8 8 x 19 4  
Dining Room: 11 5 x 21 1  
Full Bathroom: 7 x 5  
Primary Bedroom: 12 4 x 13 6  
Walk-in Closet: 10 8 x 6 3  
Full Ensuite Bath: 10 6 x 8 5  
Bedroom: 10 9 x 8  
Garage: 24 1 x 18 4

### Room Sizes - Lower Level

Family Room: 12 2 x 15 2  
Full Bathroom: 9 11 x 7  
Bedroom: 11 4 x 21  
Bedroom: 9 11 x 14 4  
Bedroom: 14 7 x 12 6  
Bedroom: 13 7 x 10 5  
Laundry: 9 10 x 5 9

### Inclusions

- LG Fridge/freezer, bar fridge
- DSC Oven/6-burner gas cook top
- Hood vent
- LG Dishwasher
- Built-in Panasonic microwave
- Samsung Washer/Dryer

### Mechanical

- Aube Thermostat (x2)
- Univatt thermostat
- Honeywell thermostat (x6)
- John Wood Pro hot water tank
- Advanced water conditioning
- Value contracting pumps and water treatment
- Petwa water treatment solutions
- Pentair water filtration system
- Lift master garage opener
- Hot tub
- Large Superior propane tank
- Nuheat heated flooring
- True Comfort heated flooring

*Note:* Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



## WELCOME TO 7210 BRENT ROAD

Waterfront home in picturesque Peachland. This beautiful, walk-out rancher is situated on 1.16 private acres. Inside, discover modern living with spaces designed to capture the breathtaking lake views. Open concept main living space. Cozy living room with wood burning fireplace and built-ins. The gourmet kitchen boasts an entertainment-sized island, a professional stainless steel appliance package and ample counter and storage space.

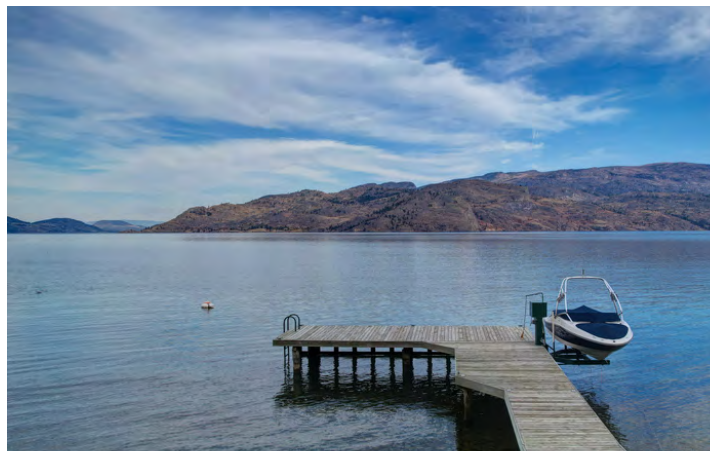
From the dining room step through the door to enjoy outdoor living from the partially covered patio with custom grilling station. The lake view patio offers enough room for both lounging and entertaining.

The main floor primary offers more stunning lake views, a 4-piece ensuite with glass shower, and walk-in closet. One additional bedroom with a 4-piece bathroom is located on this level. The lower level of this home offers enough room for the whole family with a spacious family room and 4 generous-sized bedrooms.

Direct, walk-out access to the covered patio with a hot tub, and large backyard. At the water's edge enjoy 190 ft. of water frontage. For ease of access to lake life, the waterfront offers a licensed dock with 4000 lb. boat lift. Two car garage with additional parking.

Peachland is a fabulous and charming community, and ideal for those seeking waterfront living in a tranquil setting.

**Listing Agent - Jane Hoffman** | Contact [jane@janehoffman.com](mailto:jane@janehoffman.com) or 250-866-0088







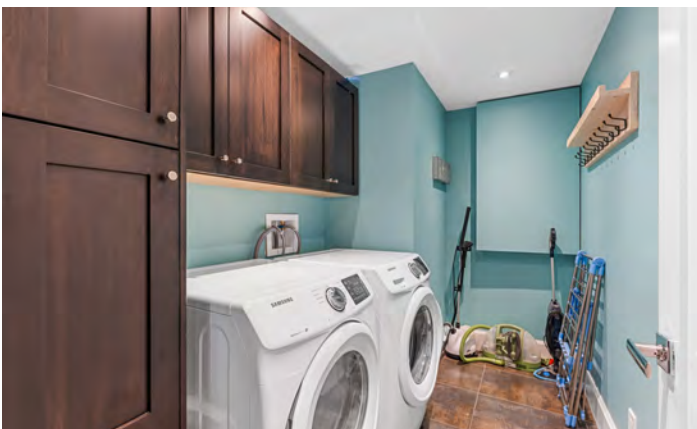










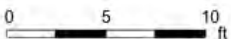


# 7210 Brent Rd, Peachland, BC

**Main Floor** Exterior Area 1450.54 sq ft  
 Interior Area 1341.50 sq ft  
 Excluded Area 481.09 sq ft



**Lower Level** Exterior Area 1342.29 sq ft  
 Interior Area 1238.99 sq ft



PREPARED: 2023/10/17



## EXCEPTIONAL FEATURES

- Remarkable lake and mountain views immediately upon entering the home
- This stunning home is situated on 1.16 private acres
- The gourmet kitchen has a chef's dream stainless steel appliance package with pot filler, beautiful white polished stone counters & island, soft closing drawers and well thought out design overlooking grand dining room table and breathtaking Okanagan lakeviews
- Wine rack shelving built- in to cabinetry in the kitchen
- Open concept kitchen and dining area open seamlessly to outdoor living area with built in BBQ and kitchen area, making this a great space for entertaining
- Heated flooring in all bathrooms
- Two car garage plus ample uncovered parking
- Enjoy life on the lake at the waterfront offering a licensed dock with 4000 lb. boat lift
- The lower level covered patio is complete with recessed lighting, a hot tub open to the large yard with the lake views in the background
- One of the many spectacular features of this home is the beach house located on the private beach within steps from the water
- Peachland is a charming community and this home is perfect for those seeking waterfront living in a quiet relaxing area

## Main Level

### Foyer

- High vaulted ceiling creates an open, airy ambience upon entering accented by an elegant light fixture
- Contrasting wood trim surrounds the large glass front door
- Spacious entry closet with double doors
- Immediate lake views upon entering

### Living Room

- Open concept living room with vaulted ceiling, ceiling fan
- Wall of windows add abundant natural light
- Relax and enjoy this inviting room capturing the beautiful panoramic lake, valley and mountain views
- Feature wall is perfectly accented with tile that surrounds the wood burning fireplace
- Recessed lighting, media hookup above fireplace

### Kitchen/Dining Room

- Enjoy this gourmet kitchen with stainless steel appliances, and entertainment sized island with bar seating for 4
- The open concept kitchen is filled with natural light, and captures the remarkable views of Okanagan Lake that feels close enough to touch
- Sleek white cabinetry with shaker-style cabinet doors and brushed nickel hardware
- To the ceiling upper cabinets provide ample storage space, the lower cabinets and drawers have soft close components
- The open design provides great flow and an inviting space for entertaining friends and family
- Room for spacious dining room table illuminated by drop down lighting

### **Lower Level Family Room**

- Plush carpeting throughout this room for optimal comfort
- Illuminated by recessed lighting
- This room is suitable for the entire family
- Directly off this room there is ample storage shelving and a beautiful wine room with 72 wall mounted wine holders

### **Lower Level Laundry**

- Large room, tile flooring, recessed lighting, wood cabinetry with lots of storage space

### **Bedrooms**

#### **Main Level**

- Primary bedroom features beautiful lake views, spacious walk-in closet, 4-piece ensuite
- Additional bedroom on main level, opening window, spacious closet

#### **Lower Level**

- 2 bedrooms on this level both feature spacious closets, large picture windows, and access to outdoor patio
- 2 additional bedrooms on this level

### **Baths**

#### **Main Level**

- 4-piece primary bedroom ensuite features heated tile flooring, vanity with 2 undermount sinks, 2 mounted mirrors, sconce lighting, large frameless glass shower with hand wand and waterfall shower heads
- 3-piece bath on the main level features heated flooring, tub/shower combination with hand wand shower head

#### **Lower Level**

- 3-piece bath features undermount sink, large wall mounted mirror with sconce lighting on the sides, heated flooring, glass door shower



7210 BRENT ROAD

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**Unison**

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