



JANE HOFFMAN
REALTY

FAMILY HOME SET PERFECTLY ABOVE THE VALLEY & 3 LAKES



PROUDLY MARKETING BY MARCUS SHALABY

725 Hart Lane
Vernon, BC

DETAILS

Address	725 Hart Lane Vernon, BC	Bedrooms	4
		Bathrooms	3 Full
		Finished Area	2614 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	0.23 Acre	Year Built	2006
View	Lake, Mountain, Valley, City	Exterioe	Vinyl, Stone
Water	Municipal	Roof	Asphalt Fibreglass Shingles
Sewer	Connected	Heating	Geothermal
Main Level	1475 sq. ft.	Cooling	Geothermal
Lower Level	1140 sq. ft.	Garage/Driveway	Attached Double Garage
Title	Freehold	Foundation	Concrete

Room Sizes - Main Level

Foyer: 7'6 x 9'10
Living Room: 13'9 x 14'6
Kitchen: 15'5 x 19'2
Dining Room: 8'0 x 10'1
Primary Bedroom: 15'11 x 12'11
5-Piece Bathroom: 4'11 x 10'9
Bedroom: 10'1 x 11'4
4-Piece Ensuite: 4'11 x 16'1
Garage: 21'6 x 21'0

Room Sizes - Lower Level

Media Room: 17'6 x 15'1
Bar: 11'10 x 6'1
Den: 5'4 x 6'7
Bedroom: 9'8 x 9'8
Bedroom: 13'0 x 10'9
Office: 10'6 x 9'5
3-Piece Bathroom: 5'1 x 15'4
Utility Room: 10'9 x 21'6
Utility Room: 7'7 x 12'8

Inclusions

- Frigidaire dishwasher
- Electrolux refrigerator
- Samsung microwave
- Frigidaire electric range
- Frigidaire front load washer and dryer

Mechanical

- Geothermal heating
- Geothemal cooling
- 200-amp service panel
- John Wood hot water tank
- Nest thermostats
- Networx security panel
- Broan central vacuum
- Carrier humidifier
- Water purification

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 725 HART LANE

Perched in Vernon's Foothills with sweeping views of Kalamalka, Okanagan & Swan Lakes, mountains, city lights, & the entire valley. Original owners of this refined residence that blends comfort, entertainment & family living and less than 15 minutes from Silver Star Resort or Kalamalka Lake. Main level offers open-concept living with a chef's kitchen featuring a massive island, pantry, & premium appliances. The dining & living areas extend seamlessly to a full-length deck with glass railings, panoramic vistas, & walk-down access to the pool. A stone-surround fireplace anchors the living room, while the primary suite showcases breathtaking views, a walk-in closet, and a spa-inspired ensuite. A second bedroom, 5-pc bath, & laundry with garage access complete this level.

A true cinematic experience in this home with better than theatre sound! This home has a custom-built home theatre with professional acoustic treatments; 13.2 Dolby Atmos surround sound, 4K projector, over 10 ft. screen & tiered recliner seating. The lower level is designed for relaxation & entertainment with a stylish bar, office, 2 guest bedrooms, a 3-piece bath, & easy access to the pool. Outside enjoy a resort-style retreat with an app-controlled saltwater pool with slide, hot tub, covered lounge, & cedar privacy screening.

Double garage includes an EV charger & built-in shelving. HVAC include central vac, a WaterFurnace Synergy system, Nest thermostat, water filtration, & geothermal heating/cooling.

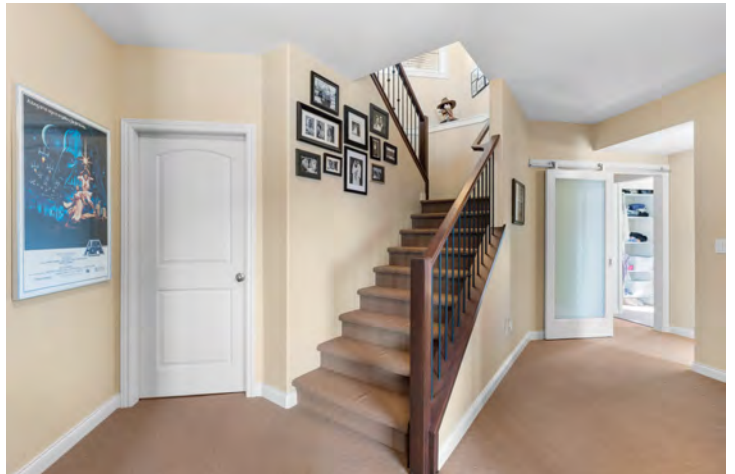
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DETAILED INFORMATION

Exceptional Features

- Refined residence perched in Vernon's Foothills neighborhood offering breathtaking views from most rooms
- Expansive 4-bedroom, 3-bath home spanning over 2,600 sq. ft
- Seamless open-concept main level perfect for entertaining and everyday family living
- Chef's kitchen featuring a large centre island, soft-close cabinetry, and premium stainless-steel appliances
- Spacious main living room with soft carpets, a gas fireplace, and integrated built-in speakers for immersive ambience
- Main level primary bedroom with sweeping valley views, walk-in closet, and luxurious 4-piece ensuite
- Additional main-level bedroom offering flexibility as a home office or quiet retreat
- State-of-the-art movie theatre expertly sound-engineered for a true cinematic experience
- Convenient built-in wet bar adjacent to the theatre
- Direct walk-out access to the backyard and pool deck for seamless indoor-outdoor living
- 3-piece bath located conveniently near the pool
- Lower level featuring two bedrooms and an office, ideal for family or guest accommodation
- Expansive upper-level partially covered deck with glass railings, built-in speakers, natural gas line, and unobstructed valley and lake vistas
- Lower-level covered patio with space for a hot tub and lounging area
- Backyard oasis featuring a large L-shaped saltwater pool, multiple lounging areas, and panoramic valley views
- Double car garage with built-in shelving, EV charging station, and baseboard heating
- Professionally landscaped front yard enhancing curb appeal
- Quick access to hiking trails, Sovereign Lake Nordic Club, and Silver Star Resort
- Thoughtful upgrades throughout the home, combining luxury, comfort, and functional living

Living

- Bright, open concept living space with expansive windows showcasing panoramic views of the valley, three lakes, and surrounding mountains
- Built-in gas fireplace with stone surround and wood mantel, adding warmth and a striking focal point
- Seamless flow to the kitchen and dining areas, perfect for entertaining and everyday living
- Integrated built-in speakers for a premium, immersive audio experience

Kitchen/Dining

- Expansive gourmet kitchen with abundant soft-close cabinetry, extensive counter space, and a full stainless-steel appliance suite
- Walk-in pantry with custom built-in shelving, designed to maximize storage and keep everything organized and accessible
- Large centre island with seating for three, creating both a functional prep space and a casual gathering spot
- Sun-filled dining area with direct walkout to the covered deck for effortless indoor-outdoor living
- Enjoy expansive views of the valley showcasing three lakes and the surrounding mountains

Two Main Level Bedrooms

- Primary bedroom features plush carpet, an expansive window with lake and valley views, a walk-in closet with built-in shelving and a 4-piece ensuite
- The second bedroom features plush carpet, two windows and a double door closet

Two Main Level Bathrooms

- 4-piece ensuite in the primary bedroom features tile floors, a vanity with 2 drop-in sinks and a walk-in shower with a glass door
- 5-piece bath features tile floors, a vanity with 2 drop-in sinks and a tub/shower combination

Laundry

- Spacious main level laundry room featuring tile floors, an illuminating window, double door closet & walk through access to the garage, includes a Frigidaire front load washer & dryer

Lower Level

Bar

- Stylish wet bar just off the theatre room, perfectly designed for entertaining and convenience with sink and ample counterspace for easy preparation and cleanup
- Custom built-in cabinetry with designated space for a beverage refrigerator, offering both storage and function in one sleek setup

Theatre Room

- Expansive, purpose-built media/theatre room serves as the crown jewel of the lower level
- Plush carpeting and tiered stadium seating with leather recliners create the ultimate comfort-first viewing environment
- State-of-the-art 123" acoustically transparent screen paired with a 4K projector delivers a truly immersive visual experience, 13.2 Dolby Atmos surround system for cinema-quality sound
- Professionally engineered acoustics and sound treatments ensure flawless audio performance and an unmatched entertainment atmosphere

Office

- Spacious and versatile room that can easily function as a private home office or an additional bedroom, plush carpet adds comfort & a cozy, inviting feel
- Expansive window overlooks the backyard & pool deck, filling the space with natural light

Den

- Cozy nook space conveniently located off the two lower-level bedrooms, offering privacy and functionality
- Built-in floating shelves with room for a desk or makeup vanity, ideal for study, work, or daily routines
- Versatile extension of the bedrooms, perfect for practical use and personalized styling

Two Bedrooms

- Bedroom 1 features plush carpet, a double door closet and window with valley views
- Bedroom 2 features plush carpet, an illuminating window and a double door closet

Full Bathroom

- 3-piece bath features tile floors, easy access to the pool, a vanity with drop-in sink and a walk-in shower with a glass door

725 Hart Lane, Vernon, BC

Main Floor	Exterior Area 1474.52 sq ft
	Interior Area 1373.53 sq ft
	Excluded Area 494.63 sq ft



PREPARED: 2025/09/16



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Lower Level (Below Grade) Exterior Area 1139.69 sq ft
Interior Area 1043.74 sq ft
Excluded Area 282.39 sq ft



A horizontal scale bar with a black and white alternating pattern. It is marked with the numbers 0, 4, and 8, followed by the unit 'ft' at the right end.

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LISTED BY MARCUS SHALABY

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