



JANE HOFFMAN
REALTY

ARCHITECTURAL MASTERPIECE ON THE SHORES OF OKANAGAN LAKE



PROUDLY MARKETED BY MARCUS SHALABY

125 & 126 - 9845 Eastside Road
Vernon, BC

DETAILS

Address	125 & 126 - 9845 Eastside Road Vernon, BC	Bedrooms	5
		Bathrooms	4 Full
		Finished Area	3423 sq. ft.

SPECIFICATIONS & FEATURES

View	Lake, Mountain, Valley	Year Built	2007, Updates
Water	Municipal	Exterioe	Wood, Stone
Sewer	Connected	Roof	Metal, Torch On
Main Level	2200 sq. ft.	Heating	Geothermal
Lower Level	1223 sq. ft.	Cooling	Geothermal
Title	Freehold	Garage/Driveway	3 Parking Stalls
Strata Fee	\$2,547.29	Foundation	Concrete

Room Sizes - Main Level

Foyer: 19'0 x 6'4
Living Room: 16'10 x 12'10
Dining Room: 17'8 x 8'0
Kitchen: 14'6 x 16'10
Den: 11'4 x 8'11
Primary Bedroom: 16'11 x 14'0
4-Piece Ensuite: 11'3 x 17'9
Laundry: 6'5 x 4'8
Bedroom: 11'5 x 14'0
Walk-in Closet: 4'10 x 5'2
3-Piece Bathroom: 13'0 x 5'10
Bedroom: 13'5 x 15'4
Workshop: 7'8 x 5'0

Room Sizes - Lower Level

Recreation: 19'5 x 10'4
Bedroom: 16'11 x 11'7
Walk-in Closet: 9'6 x 8'5
3-Piece Ensuite: 8'4 x 6'5
Bedroom: 16'2 x 12'3
Walk-in Closet: 6'0 x 8'0
5-Piece Ensuite: 9'9 x 8'0
Laundry: 9'0 x 11'0
Utility Room: 6'3 x 5'2
Utility Room: 8'10 x 5'4

Inclusions

- Miele dual wall ovens & dishwasher
- Miele 5-burner induction cooktop & hood vent
- Sharp undermount microwave
- Subzero wine refrigerator
- Subzero refrigerator
- Subzero beverage drawer x2
- Subzero freezer drawer x2
- Frigidaire stacked washer & dryer
- Whirlpool front load washer & dryer

Mechanical

- Geothermal heating & cooling
- Central A/C, Honeywell thermostats
- Bradford White hot water tank
- DSC security panel, 40 zone home security
- Fire suppression system
- Generalaire humidifier
- 200-amp service panel
- Reverse osmosis water filtration

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 125 & 126 - 9845 EASTSIDE ROAD

Perched above the shoreline in the exclusive Outback community, this one-of-a-kind cantilevered home is a West Coast-inspired masterpiece that blends bold architecture with the serenity of nature. Crafted into the rocky knoll, the 5 bedroom, 4 bathroom custom residence offers 3,423 sq. ft. of thoughtfully designed living space and over 1,200 sq. ft. of multilevel outdoor terraces, all with panoramic lake views. Vaulted timber ceilings, expansive windows, and organic materials create a seamless connection between indoors and out.

The chef's kitchen features brand-new Sub-zero appliances and a one-of-a-kind burl piece from California's iconic Redwood forest, while the living room and primary suite are both framed by uninterrupted vistas of Okanagan Lake. Luxurious features include a lakeside hot tub, library, multiple lounging decks, and a lower-level rec room—perfect for entertaining or unwinding in privacy.

As part of The Outback's resort-style community, enjoy access to a private marina, two sandy swimming bays, tennis courts, two pools with hot tubs, a fitness center, and a lakeside fire pit lounge. 3 owned parking stalls. Situated in a rare salmon spawning bay and surrounded by protected parkland, this is a true retreat for those seeking immersive natural luxury. Enjoy direct access to scenic hiking and biking trails and take advantage of the close proximity to the neighboring resort community of Predator Ridge.

Listing Agent - Marcus Shalaby | Contact marcus@janehoffman.com or 250-866-0088



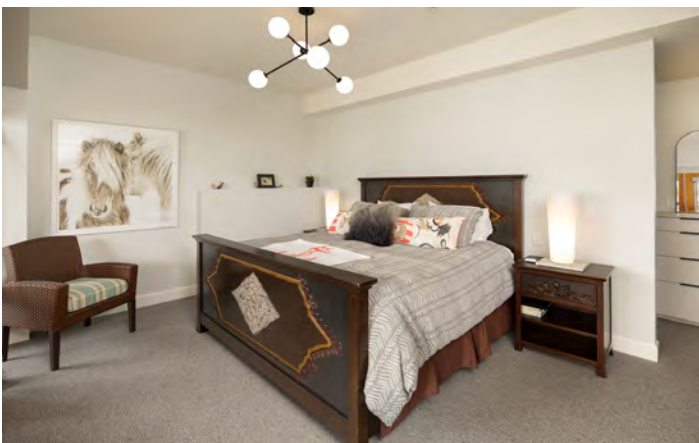


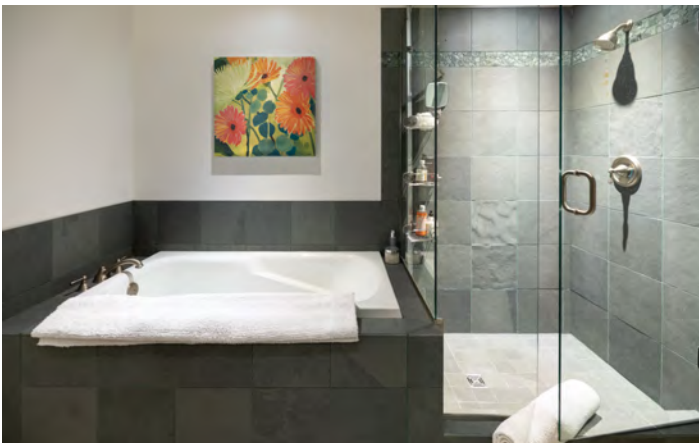
















DETAILED INFORMATION

Exceptional Features

- West Coast-inspired architectural masterpiece that seamlessly blends bold modern design with the natural serenity of the Okanagan landscape
- Custom-built 5-bedroom, 4-bathroom residence offering 3,423 sq. ft. of living space, 2 Geothermal units, 2 thermostats, 2 humidifiers, 40 zone home security
- Situated on one of the largest and most desirable lots within The Outback Lakeside Resort community
- Striking exterior design flows naturally into the rugged rockscape and terrain of the lakeside setting
- Fully renovated gourmet kitchen (2025) featuring brand new Miele 5-burner Induction cook-top and Sub-Zero appliances, including dual wall ovens and freezer drawers
- Expansive centre island with raised breakfast bar and Redwood Forest Burl from the Old Growth Forest integrated into the Kitchen island
- Vaulted ceilings, exposed beams, and stone columns, showcasing authentic West Coast craftsmanship
- Thoughtfully positioned dining area nestled between the kitchen and living room with walk-out access to both the north and south decks
- Living room perched above the lake frontage, illuminated by floor-to-ceiling windows that frame breathtaking lake views
- Upper-level with the convenience of three spacious bedrooms, one bedroom could be a home office
- Primary suite includes a cozy office nook, laundry closet, custom wardrobe system, spa-inspired ensuite, and commanding lake views
- Two lower-level bedrooms, each with private ensuites and walk-in closets—ideal for guests or multi-generational living
- Bright, open lower-level recreation room with floor-to-ceiling windows and walkout access to the lower patio
- Secondary laundry room on the lower level provides added convenience and ample storage
- One lower-level bedroom fully renovated in 2025, adding fresh appeal and modern comfort
- 6 Multi-level decks, over 1,200 sq. ft., all offering panoramic Okanagan Lake views
- Two expansive lake-facing decks ideal for entertaining, morning coffee, or sunset dinners
- Main deck features a custom-built pergola and generous space for lounging and outdoor dining
- Secondary deck includes a built-in BBQ and lakeview bar seating—perfect for entertaining while you cook
- Lower-level patio is a true oasis with a spacious covered lounge area, built-in speakers, and hot tub overlooking the lake
- Rare offering of four designated parking spaces, a valuable asset in this exclusive resort community
- Storage lock up / workshop
- Basement walkable Storage lock off area with additional oversized exit doors to outdoors. (Stores Exterior Furniture and cushions, Bikes, Sports equipment, Garden supplies and 2nd additional Hot Water tank.)
- Full kitchen renovation completed in 2025, along with new light fixtures, hardwood, and carpet throughout

Exceptional Features Cont'd

- Access to premium resort amenities, including sports courts, fitness centre, multiple pools and hot tubs, private beaches, and a waterfront boardwalk Professionally managed strata with rental support and stress-free, low-maintenance ownership
- Fully turnkey and move-in ready, perfect as a vacation home, income property, or year-round residence
- Steps to Ellison Provincial Park, hiking, biking, and endless outdoor recreation
- Just 25 minutes to downtown Vernon, offering restaurants, shops, golf courses, and services
- A rare opportunity to own in The Outback—an unparalleled lakefront lifestyle in the heart of the Okanagan

Living

- Elevated living space is framed by floor-to-ceiling windows offering panoramic lake views and abundant natural light
- Exposed beam ceilings and natural stone detailing bring warmth and architectural interest to the West Coast design
- Open-concept layout flows effortlessly from the dining and kitchen areas, creating a cohesive and welcoming space
- Walkout access to the entertainer's deck, complete with a pergola and lakefront views

Kitchen/Dining

- Chef's kitchen showcases premium Miele and Sub-Zero appliances, including dual wall ovens, freezer drawers, and a sleek induction cooktop
- A bold redwood live-edge island slab creates a striking centrepiece, offering breakfast bar seating for casual meals or conversation while cooking
- Quartz and granite countertops and custom soft-close cabinetry with accent lighting add both form and function
- Thoughtful layout with ample prep space and storage, ideal for hosting or everyday cooking
- Dining area centrally positioned between the kitchen and living area, offering easy access to both the north and south sun decks—perfect for al fresco entertaining
- Vaulted ceilings and warm wood tones enhance the West Coast architectural style

Main Level Bedrooms

- Primary bedroom features plush carpet, sweeping vistas of the lake and surrounding mountains, exposed wood beam ceilings, a flagstone feature wall, built-in speakers, an expansive walk-in closet with custom wardrobe, an office/nook area, convenient laundry closet and a spa inspired 4-piece ensuite
- The second bedroom bedroom features, plush carpet, private access to the 3-piece bath, walk out access to the side patio and a walk-in closet with custom built-ins
- The third family room (could be bedroom) features oak hardwood, sliding door access to the sundeck, and wall mounted surround sound

Main Level Bathrooms

- 4-piece ensuite in the primary bedroom features heated tile floors, a floating vanity with 2 vessel sinks, under cabinet lighting and a built-in make up vanity, vaulted exposed beam ceilings and a tiled walk-in shower with a glass door, 2 rain and 1 wand shower heads
- 3-piece bath features tile floors, a walk-in shower with onyx tiles and a glass door, upper cabinetry for additional storage and a vanity with a vessel sink

Lower Level

Recreation Room

- Bright and spacious layout with floor-to-ceiling windows that flood the space with natural light and frame breathtaking lake views
- Offers direct walk-out access to the lower patio, seamlessly extending the living space outdoors—perfect for entertaining or unwinding in nature
- Centrally positioned between two bedrooms, creating an ideal multi-functional zone for family gatherings, game nights, or guest relaxation

Two Lower Level Bedrooms

- Bedroom 1 features plush carpet, a walk-in closet with a custom-built wardrobe, walk-out access to the lower lakeside patio and a luxurious 3-piece ensuite
- Bedroom 2 features plush carpet a walk-in closet with custom built-ins, walk out access to the lower lakeside patio and a luxurious 5-piece ensuite

Two Lower Level Bathrooms

- 5-piece ensuite features tile floors, a tiled-in soaker tub, a glass enclosed walk-in shower, built-in upper storage cabinets and a vanity with 2 undermount sinks
- 3-piece ensuite features tile floors, a tiled-in glass enclosed shower with a built-in bench and rain and wand shower heads, and a vanity with a custom granite vessel sink

Laundry

- Dedicated laundry space on the lower level offers convenience for guest use or multi-generational living
- Additional cabinetry and shelving provide valuable storage for linens, cleaning supplies, or off-season items
- Located between lower-level bedrooms and recreation areas
- Includes a stacked Frigidaire washing machine and dryer
- Access to the expansive crawl space for added storage



**4 BED | 4 BATH | 3423 SQ.FT
UPPER FLOOR 2200 SQ.FT**



125/126-9845 EASTSIDE ROAD

Tan & grey regions are excluded from the total floor area. All room dimensions and floor areas must be considered approximate and are subject to independent verification. Dimensions are taken from interior laser measurements.

**4 BED | 4 BATH | 3423 SQ.FT
LOWER FLOOR 1223 SQ.FT**



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LEADERSHIP WITH EXPERIENCE

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