



132 WHITEFISH ROAD, VERNON

Presented by
Dean Simonelli
Real Estate Professional



JANE HOFFMAN
REALTY



132 WHITEFISH ROAD, VERNON

Set in The Foothills community of Vernon, this newer stylish walk-out rancher includes a bright legal suite and backs onto natural parkland in the City of Vernon. Tucked away on a quiet cul-de-sac, the home captures a relaxed feel with higher ceilings, 8-foot interior doors, and beautiful mountain and valley view!

The main living area features engineered hardwood floors, decorative ceiling beams, transom windows, and a floor-to-ceiling stone-clad Napoleon linear fireplace.

The beautiful kitchen is designed for easy and convenience of entertaining on a large quartz island. Featuring two-tone cabinetry, walk-in butler's pantry, gas cooktop, wall oven, and open easy flow to the dining area and covered upper deck.

The spacious primary suite enjoys deck access, stunning southwest mountain & valley views, a custom walk-in closet, and a luxurious 5-piece ensuite with heated tile floors, freestanding tub, and oversized glass shower.

Downstairs offers a large recreation room, bedroom & full bath, generous storage, and walkout access to the backyard. Self-contained open plan 1 bedroom legal suite with private entrance, and separate laundry. Double garage, exposed aggregate driveway, covered patio, low-maintenance landscaping with fencing and irrigation complete this meticulous dream rancher!

DETAILS

Address	132 Whitefish Road, Vernon, BC, V1B 3M5	Bedrooms	5
City	Vernon	Bathrooms	4
		Finished Area	3,770 Sq. Ft.

SPECIFICATIONS

Lot Size	0.15 Acres	Zoning	HR1
Water	Municipal	Legal Description	LOT 12 SECTION 19 TOWNSHIP 5 OSOYOOS DIVISION YALE DISTRICT PLANEPP112003
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Landscaped, Views, Sprinklers in Ground, Dead End		
View	Mountains, Valley		

BUILDING FEATURES

Finished Area	3,770 Sq. Ft.	Fireplace	2 Fireplaces (Decorative, Electric)
Year Built	2024	Parking	2 Garage Spaces Attached, Garage
Storeys	2	Construction	Stone, Stucco, Wood Frame
A/C	Central Air	Foundation	Concrete Perimeter
Heating	Forced Air, Natural Gas	Exterior Features	Balcony, Private Yard, Sprinkler System
Interior Features	Kitchen Island, Double Vanity, High Ceilings, Pantry, Central Vacuum System	Basement	Full, Finished, Walkout, Separate Entry

ROOM SIZES

Main Level

Dining Room: 15'1" x 12'0"
Bedroom: 11'1" x 13'8"
Ensuite Bath: 10'8" x 11'9"
4-Piece Bathroom: 5'0" x 8'9"
Bedroom: 13'11" x 12'1"
Bedroom: 10'11" x 15'4"
Primary Bedroom: 14'7" x 23'1"
Pantry: 5'11" x 7'3"
Mud Room: 12'9" x 8'9"
Living Room: 14'6" x 20'4"
Laundry: 10'8" x 8'2"
Kitchen: 13'7" x 14'6"
Foyer: 12'0" x 8'3"

Lower Level

Utility Room: 9'11" x 7'5"
Storage Room: 9'9" x 14'1"
Recreation: 14'5" x 13'7"
Kitchen: 18'8" x 17'8"
Family Room: 15'6" x 14'11"
Bedroom: 10'11" x 13'7"
4-Piece Bathroom: 9'9" x 5'6"
4-Piece Bathroom: 5'4" x 9'7"















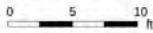






132 Whitefish Rd, Vernon, BC

Main Floor Exterior Area 1976.63 sq ft
 Interior Area 1845.10 sq ft
 Excluded Area 594.11 sq ft



PREPARED: 2026/05/07



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

132 Whitefish Rd, Vernon, BC

Lower Level (Below Grade) Exterior Area 1793.74 sq ft
 Interior Area 1661.41 sq ft
 Excluded Area 74.12 sq ft



PREPARED: 2026/05/07



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

EXCEPTIONAL FEATURES

- Stylish yet relaxed 3770 sq. ft. walk-out rancher on 0.15 offering a warm, lifestyle-oriented design paired with sweeping valley and mountain views from a quiet cul-de-sac backing directly onto Vernon's natural park boundary
- Southwest-facing outdoor living spaces create an effortless indoor/outdoor lifestyle with a spacious covered upper deck, walkout lower patio, wood ceiling inlays, recessed lighting, and beautiful lounging areas overlooking the surrounding hillsides
- Landscaped low-maintenance property features exposed aggregate driveway and entry, stucco and rock exterior detailing, wood soffits, manicured shrubs, and private greenspace surroundings
- Bright open-concept main living area showcases soaring ceilings, decorative beam detailing, oversized windows, and refined finish selections throughout, creating an inviting modern meets coastal atmosphere
- Chef-inspired kitchen designed for entertaining with oversized island, quartz surfaces, walk-in butler's pantry, premium appliances, and extensive custom cabinetry
- Spacious legal one-bedroom, one-bath self-contained suite with separate entrance offers excellent flexibility for multigenerational living, guests, or mortgage-helper opportunity
- Oversized double garage with side yard access and additional storage complements the functional design of the home while the no-thru-road setting enhances peace and privacy

Inclusions

- Whirlpool refrigerator
- Whirlpool electric wall oven
- JennAir 5-burner gas cooktop
- Whirlpool dishwasher
- Danby beverage fridge
- Whirlpool washing machine
- Whirlpool dryer
- Whirlpool refrigerator (Suite)
- Whirlpool electric stove (Suite)
- Whirlpool washer/dryer (Suite)

Mechanical

- Rheem furnace
- Rheem central A/C
- 200-amp service panel
- 125-amp service panel (suite)
- 2 x Bradford White hot water tanks
- Rheem and Stelpro thermostats
- Rainbird irrigation system
- Central vacuum (roughed-in)
- Reverse osmosis

MAIN LEVEL

Foyer

- Covered entry with solid wood front door creates a welcoming arrival experience
- Beautiful mountain and valley views are captured upon entry, setting the tone for the home's bright and view-focused design
- 12-foot beamed ceiling and engineered hardwood flooring add warmth and architectural detail

Living Room

- Wide plank engineered hardwood flooring, shiplap ceiling detail, decorative beams, and oversized windows create a bright and inviting main gathering space
- Floor-to-ceiling stone-clad Napoleon linear electric fireplace with built-in lower cabinetry and illuminated display shelving adds warmth, storage, and visual interest
- Sliding glass doors connect seamlessly to the covered upper deck for convenient indoor/outdoor living

Kitchen

- Chef-inspired kitchen features wide plank engineered hardwood flooring, two-tone shaker cabinetry, white quartz countertops, full-height uppers, tile backsplash, and under cabinet lighting
- Large central island with pendant lighting and seating for three creates a natural gathering space for entertaining and everyday living
- Franke cast iron apron-front farmhouse sink, antique champagne bronze pull-down faucet, dedicated water tap, and walk-in butler's pantry elevate both style and function
- Appliance package includes JennAir 5-burner gas cooktop, Whirlpool wall oven, Whirlpool refrigerator, and Whirlpool dishwasher

Butler's Pantry

- Quartz countertops, upper and lower soft-close cabinetry, built-in shelving and coffee bar area provide excellent storage and prep space

Dining Room

- Open-concept dining area features 12-foot tray ceiling with recessed lighting and large southwest-facing windows capturing mountain and valley views
- Built-in buffet in a beach sand finish with soft-close cabinetry and Danby beverage fridge adding extra storage and entertaining convenience

Laundry Room

- Spacious laundry room features tile flooring, extensive upper and lower cabinetry, lots of counter space, stainless steel sink, and Whirlpool front-load washer and dryer

Mudroom

- The mudroom features tile flooring, closet shelving, linen storage, and custom built-in bench with upper and lower storage, direct access to the garage

Two Bedrooms

- The primary bedroom features wide plank engineered hardwood flooring, large southwest-facing windows, tray ceiling with recessed lighting, a decorative feature wall with high transom window, access to the upper deck, a walk-in closet with custom built-ins and soft-close cabinetry, and luxurious 5-piece ensuite
- The second bedroom features plush carpet flooring, a large window with front yard view, and double-door closet with shelving

Two Full Bathrooms

- 5-piece primary ensuite features heated tile flooring, double vanity with quartz countertop, tile backsplash, two undermount sinks, under cabinet lighting, white shaker-style soft-close cabinetry, freestanding soaker tub positioned beneath a privacy window, and fully tiled walk-in shower with rain and wand shower heads
- 4-piece bathroom features tile flooring, a vanity with white shaker-style soft-close cabinetry, quartz countertop with undermount sink, under cabinet sensor lighting, and tub/shower combination

LOWER LEVEL

Recreation Room

- Spacious recreation room features 9-foot ceilings, wide plank laminate flooring, and sliding glass doors leading to the lower patio and backyard
- Built-in entertainment cabinetry with soft-close shaker-style fronts adds practical storage and a finished look

Two Bedrooms

- The first bedroom features plush carpet flooring, northeast-facing window with blind and walk-in closet with shelving
- The second bedroom features plush carpet flooring, large southwest-facing window with backyard and mountain views and blind, double-door closet with shelving

Full Bathroom

- 4-piece bathroom features ceramic tile flooring, a vanity with white shaker-style soft-close cabinetry, quartz countertop and under mount sink, tile backsplash, under cabinet sensor lighting, and tub/shower combination

Bonus/Storage Room

- Semi-finished space with concrete flooring, provides excellent space for off-season storage and household organization

Lower Level Suite Features

- Legal self-contained suite has a private separate entrance, 9-foot ceilings, wide plank laminate flooring, window coverings, electric baseboard heating, stacking Whirlpool laundry, and independent 125-amp electrical service

Suite Kitchen

- Flat-front white soft-close cabinetry, stainless steel drop-in sink, Whirlpool electric stove, Broan hood fan, and Whirlpool refrigerator create a clean and functional kitchen space

Suite Living Room

- Open-concept living area features electric decorative fireplace, wall-mounted TV bracket, and southwest-facing window for natural light

Suite Bedroom

- Bedroom features large southwest-facing window with blind coverings, double-door closet with shelving and electric baseboard heating

Suite Full Bathroom

- 4-piece suite bathroom features wide plank laminate flooring, white flat-front cabinetry, drop-in sink, wall mounted vanity mirror, and a tub/shower combination

LOCATION





A Beautifully Appointed
Custom Classic Walkout Rancher

Thoughtfully designed with timeless style and comfort in mind. Nestled in a peaceful country setting, this exceptional home backs onto designated parkland, offering privacy, tranquility, and picturesque natural surroundings.

— Dean Simonelli

Follow Jane Hoffman Realty

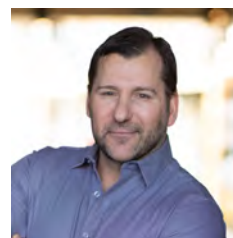


JANE HOFFMAN
REALTY

250-866-0088
inquiry@janehoffman.com
janehoffman.com

100 – 730 Vaughan Ave
Kelowna, BC
V1Y 7E4

PRESENTED BY



DEAN SIMONELLI

Real Estate Professional

250-863-6300
dean@janehoffman.com



JANE HOFFMAN
REALTY

The Benchmark for *Excellence*



JANE HOFFMAN REALTY

100 - 730 Vaughan Ave • Kelowna, BC • V1Y 7E4
250-866-0088 • www.janehoffman.com