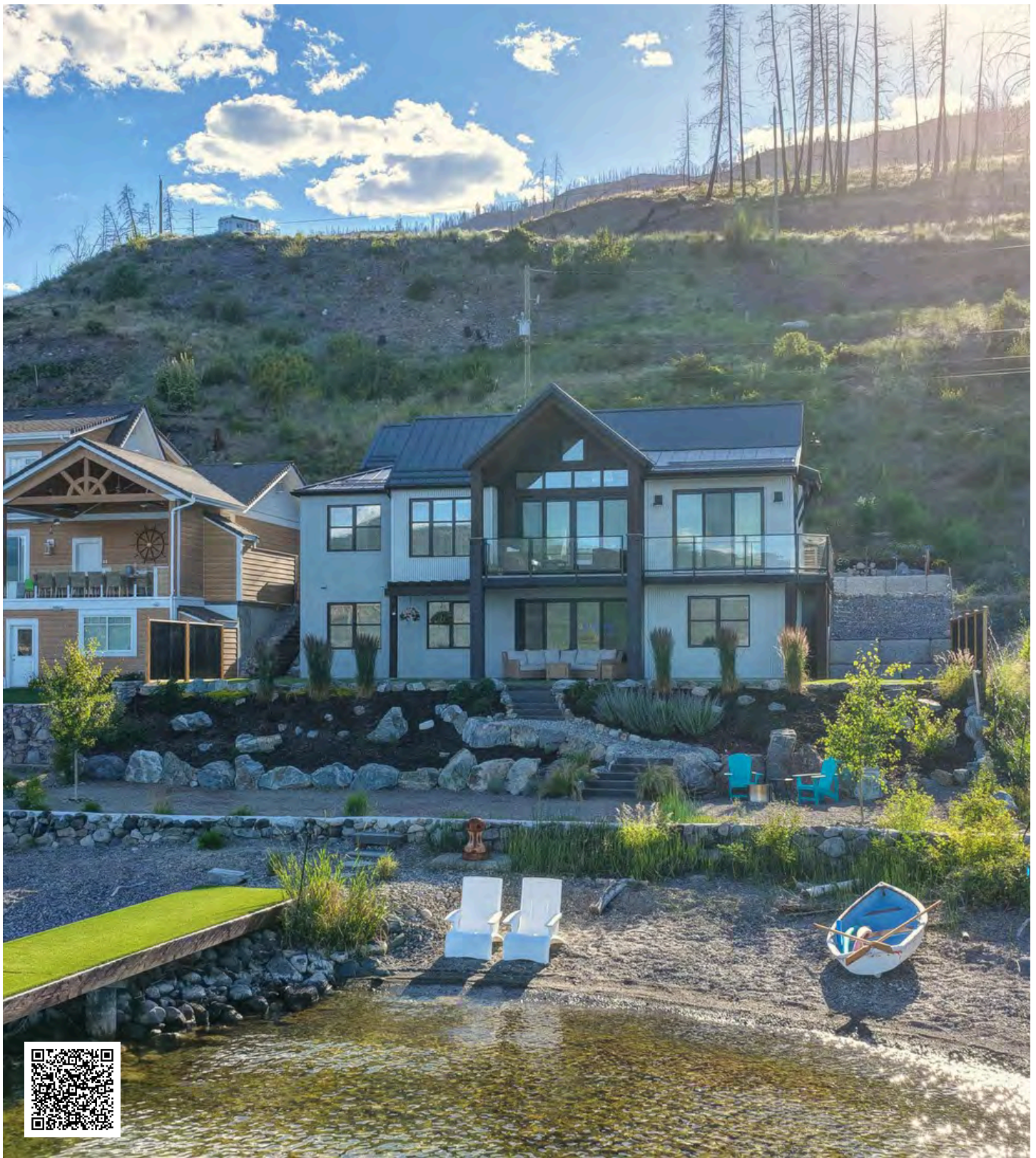




91 BEACHWOOD ROAD, VERNON

Presented by  
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Real Estate Professional



JANE HOFFMAN  
REALTY





## 91 BEACHWOOD ROAD, VERNON

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Lakefront living with a relaxed beach-house feel. This high efficiency home was built by Brentwell Construction, a thoughtfully designed residence that embraces its exceptional waterfront setting with direct shoreline access, a private dock and boat lift.

The open-concept main level is filled with natural light, anchored by a vaulted great room with floor-to-ceiling windows and sliding doors opening to a covered lakeside deck. The kitchen combines style and function with quartz countertops, shaker cabinetry, KitchenAid appliances, a butler's pantry, and farmhouse sink overlooking the water. The dining area features custom built-ins and seamless access to outdoor living spaces.

The waterfront primary suite offers deck access, a custom walk-in closet, and a beautifully appointed ensuite with freestanding tub and tiled shower. The walkout lower level includes a spacious recreation room with fireplace, two additional bedrooms, a full bathroom, and dedicated office space for family and guests.

Outside, landscaped grounds lead to the sandy beach, private dock, and Leisure boat lift. Designed for year-round enjoyment, the home features triple-pane windows, double-framed walls, whole-home water purification, backup generator, Hunter irrigation system, and wiring for future solar.

A heated garage with EV charger and versatile bonus space above complete this exceptional Okanagan waterfront retreat.

DETAILS

|         |                                           |               |               |
|---------|-------------------------------------------|---------------|---------------|
| Address | 91 Beachwood Road, Vernon, BC,<br>V1H 2E4 | Bedrooms      | 3             |
| City    | Vernon                                    | Bathrooms     | 3             |
|         |                                           | Finished Area | 2,168 Sq. Ft. |

SPECIFICATIONS

|            |                                                             |                   |                                                                       |
|------------|-------------------------------------------------------------|-------------------|-----------------------------------------------------------------------|
| Lot Size   | 0.45 Acres                                                  | Zoning            | R1                                                                    |
| Water      | Lake                                                        | Legal Description | LOT 15 DISTRICT LOT 3795 OSOYOOS<br>DIVISION YALE DISTRICT PLAN 18400 |
| Sewer      | Septic Tank                                                 | Ownership         | Freehold, Fee Simple                                                  |
| Features   | Views, Waterfront, Sprinklers in<br>Ground, Dead End, Rural |                   |                                                                       |
| View       | Lake, Mountains, Water, Panoramic                           |                   |                                                                       |
| Waterfront | Lake, Lakefront, Waterfront                                 |                   |                                                                       |

BUILDING FEATURES

|                   |                                                                           |                   |                                                         |
|-------------------|---------------------------------------------------------------------------|-------------------|---------------------------------------------------------|
| Finished Area     | 2,168 Sq. Ft.                                                             | Fireplace         | 1 Fireplace (Electric)                                  |
| Year Built        | 2023                                                                      | Parking           | 1 Garage Space<br>Attached, Garage                      |
| Storeys           | 2                                                                         | Construction      | Stone, Stucco, Wood Frame, Fiber<br>Cement, MetalSiding |
| A/C               | Central Air                                                               | Foundation        | Concrete Perimeter                                      |
| Heating           | Forced Air                                                                | Exterior Features | Balcony, Sprinkler System, Dock                         |
| Interior Features | Double Vanity, High Ceilings, Pantry,<br>Vaulted Ceilings, Air Filtration | Basement          | Full, Finished, Walkout                                 |

ROOM SIZES

|                                    |                                |                     |
|------------------------------------|--------------------------------|---------------------|
| Main Level                         | Lower Level                    | Second Level        |
| 4-Piece Ensuite Bath: 11'3" x 9'1" | Office: 6'2" x 8'7"            | Loft: 12'5" x 21'1" |
| Laundry: 5'11" x 11'7"             | Bedroom: 10'2" x 12'6"         |                     |
| Dining Room: 12'1" x 9'0"          | Recreation: 13'0" x 32'0"      |                     |
| Primary Bedroom: 11'4" x 12'7"     | Utility Room: 5'8" x 14'11"    |                     |
| Living Room: 13'3" x 20'3"         | Bedroom: 10'0" x 10'11"        |                     |
| Kitchen: 10'4" x 10'11"            | 4-Piece Bathroom: 7'9" x 8'10" |                     |
| 2-Piece Bathroom: 5'10" x 3'0"     |                                |                     |







































## 91 Beachwood Rd, Vernon, BC

**Main Floor** Exterior Area 992.03 sq ft  
Interior Area 899.62 sq ft  
Excluded Area 401.16 sq ft



0 4 8 ft

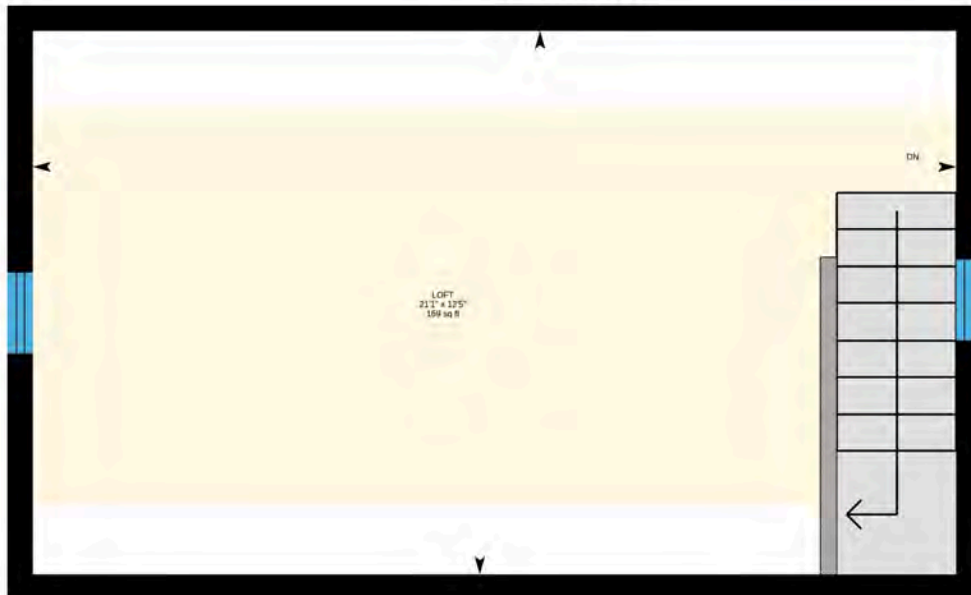
PREPARED: 2026/06/19



While 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.

## 91 Beachwood Rd, Vernon, BC

**Upper Level** Exterior Area 235.96 sq ft  
Interior Area 195.42 sq ft  
Excluded Area 67.06 sq ft



0 2 4 ft

PREPARED: 2026/06/19



While 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.



## 91 Beachwood Rd, Vernon, BC

Lower Level (Below Grade) Exterior Area 940.43 sq ft  
Interior Area 856.04 sq ft



0 4 8 ft

PREPARED: 2026/06/19



While 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.





## EXCEPTIONAL FEATURES

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- 3 bedroom, 3 bathroom custom built home by Brentwell Construction offering 2,168 sq. ft. of living space with attention to detail, set on a 0.45-acre beachfront property
- Approximately 76 ft. of Okanagan Lake shoreline with a private, permitted dock and Okanagan-built Leisure boat lift providing convenient boating access
- Modern coastal architecture highlighted by a dramatic lake-facing gable, standing seam, metal roof, smooth stucco accents, metal siding accents and expansive windows designed to maximize the waterfront setting
- Bright open-concept interior with a soft neutral palette, contrasting dark wide-plank laminate flooring, vaulted main level ceiling, and exceptional lake views from every principal living area
- Energy-efficient construction featuring triple-pane windows, double 2 x 4 insulated walls, blackout blinds, engineered readiness for future solar installation, whole-home backup generator, and whole-home water purification system
- Custom blinds throughout, including motorized blinds on select windows, Phantom screen entry door, window screens, and excellent storage
- Spacious covered upper deck with vaulted roofline, Duradek surface, glass railings, motorized sunscreen, and panoramic lake and mountain views
- Covered lakeside patio creates an exceptional extension of the lower level for year-round indoor-outdoor living
- Heated single garage with EV charger wiring, built-in workbench, stainless utility sink, plus a versatile bonus room above the garage ideal for a home office, fitness studio, or additional storage
- Thirty newly planted trees with irrigation enhance privacy while complementing the property's relaxed lakeside setting
- Located on sought-after Beachwood Road, offering an exceptional waterfront lifestyle just steps from your private sandy beach and dock

### Inclusions

- KitchenAid refrigerator
- KitchenAid electric range
- KitchenAid built-in microwave
- KitchenAid dishwasher
- KitchenAid hood fan
- LG front-load washer
- LG front-load dryer
- Generac backup generator
- Leisure boat lift

### Mechanical

- Rheem furnace
- Rheem A/C
- Rheem Marathon hot water tank
- Rheem thermostat
- 200-amp service panel
- Whole-home water purification system
- Viqua UV water purification
- Virtuo Air Technology air purifier
- Lake intake
- Hunter Wi-Fi irrigation
- Generac whole-home backup generator
- Triple pane windows
- Double 2 x 4 walls with a 1" air gap



## **MAIN LEVEL**

### **Foyer**

- Bright welcoming foyer with clean modern finishes and direct sightlines toward the lake
- Spacious with excellent storage and an open staircase leading to the lower living areas
- Phantom screen entry door allows fresh lake breezes to flow through the home

### **Great Room**

- Dramatic 15'6" vaulted ceiling creates a bright, open gathering space
- Floor-to-ceiling windows frame panoramic lake and mountain views
- Large sliding glass doors provide seamless access to the covered waterfront deck

### **Kitchen**

- Timeless shaker-style cabinetry with soft-close cabinetry paired with quartz countertops featuring subtle grey veining
- Kohler cast-iron apron-front sink positioned beneath a large east-facing window overlooking Okanagan Lake
- Thoughtfully designed with full-height tile backsplash, under-cabinet lighting, generous preparation areas, and a highly functional layout
- KitchenAid appliance package includes an electric range, built-in microwave, refrigerator, dishwasher, and chimney-style hood fan
- Butler's pantry provides added storage and preparation space

### **Butler's Pantry**

- White quartz countertops with full-height shaker cabinetry and abundant drawer storage
- Open shelving and privacy-glass window provide both function and natural light
- Pocket door allows the pantry to remain neatly tucked away while entertaining

### **Dining**

- Custom window seat with integrated storage offers additional seating
- Built-in buffet with display cabinetry provides both storage and serving space
- Statement chandelier defines the space while maintaining open sightlines

### **Laundry/Mudroom**

- Custom shaker cabinetry in a soft beach-grey finish with white quartz countertops
- Full-height cabinetry and comfort-height folding counter maximize storage and functionality
- LG front-load washer and dryer and direct access to the heated garage

### **Primary Bedroom**

- The primary bedroom features floor-to-ceiling sliding glass doors opening to the covered lakeside deck, additional transom windows for natural light, a spacious walk-in closet with custom built-ins, and breathtaking lake and mountain views

### **Two Bathrooms**

- 4-piece ensuite features tile flooring, wood-front shaker vanity with quartz countertop and under-mount sink, upper storage cabinetry, freestanding soaker tub, fully tiled walk-in shower with two shower heads and glass enclosure, privacy-glass windows fill the space with natural light
- 2-piece powder room features contrasting dark flooring, a decorative subway tile feature wall, pedestal sink, and an adjustable vanity mirror



## **LOWER LEVEL**

### **Family Room**

- Spacious secondary living area with 9-foot ceilings and wide-plank laminate flooring
- Floor-to-ceiling shiplap feature wall with electric fireplace and television mount
- Expansive sliding glass doors open directly onto the covered lakeside patio

### **Office/Den**

- Spacious home office overlooking Okanagan Lake
- Sliding barn door provides privacy to this flexible workspace

### **Two Bedrooms**

- The first bedroom features wide-plank laminate flooring, a large window with lake and mountain views, and a walk-in closet with wire shelving
- The second bedroom features wide-plank laminate flooring, panoramic lake and mountain views, and a walk-in closet with wire shelving

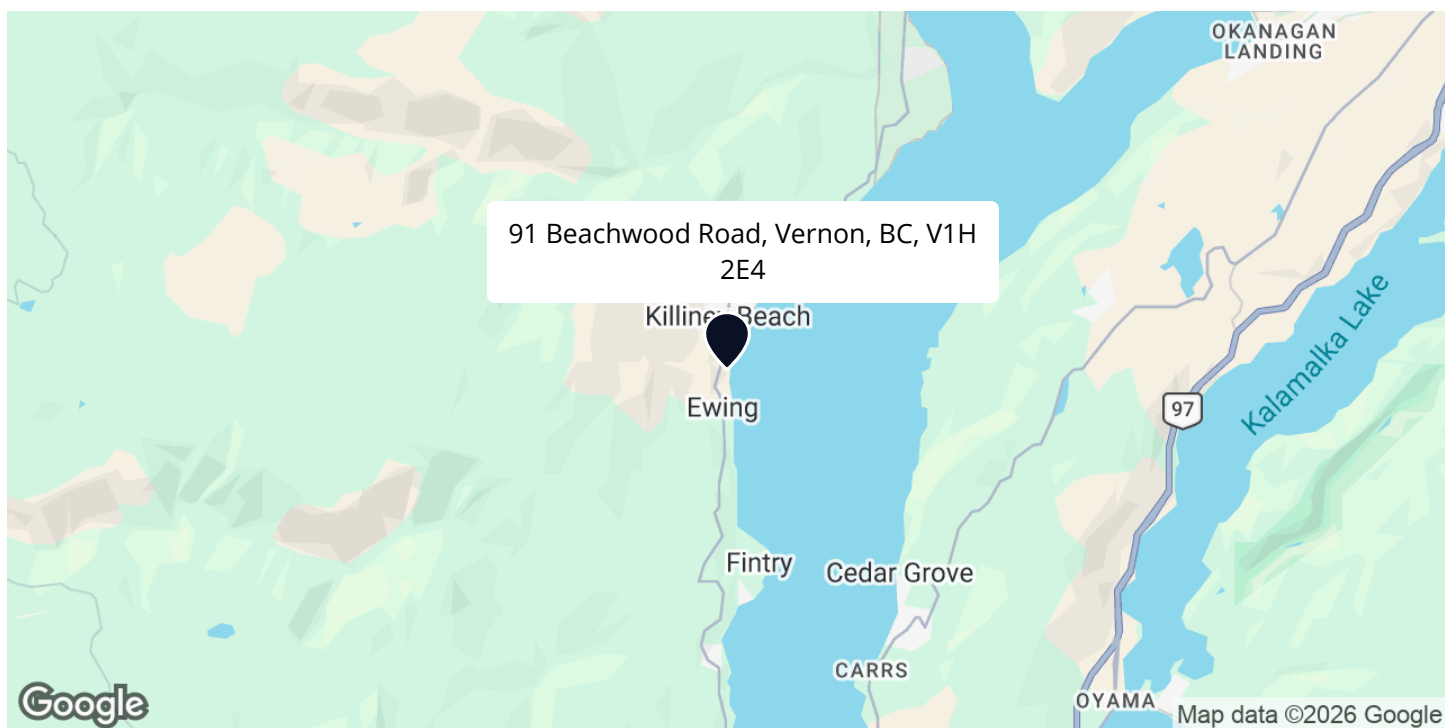
### **Full Bathroom**

- 4-piece bathroom features tile flooring, white quartz vanity with under-mount sink, upper and lower storage cabinetry, privacy-glass window, and a tub/shower combination with full-height tile surround

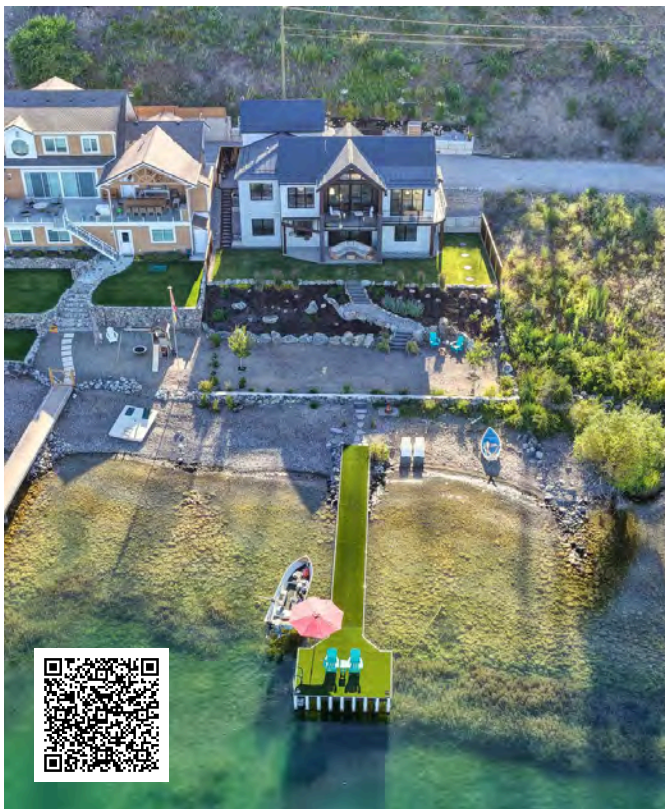


## LOCATION

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## *Luxury Lakefront Living* Beach-House Style Home

Custom Brentwell-built retreat featuring a private dock, sandy beach, vaulted open-concept design, exceptional indoor-outdoor living, premium finishes, and high-efficiency mechanical systems for year-round comfort.

— Marcus Shalaby

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