



compliments of:

**TAMMY ANTROBUS, Realtor®**



**LOCATION, VIEW, PRIVACY  
AND A FABULOUS HOME**



**OFFERED AT AN EXCELLENT  
PRICE \$799,900**

MLS® 198818

**3839 VERANO PLACE**

Penticton, BC V2A 9A5

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# Welcome to **YOUR OKANAGAN LAKE VIEW HOME**



This home and property have it all...Location, View, and Privacy.

The unique floorplan offers 3 lovely bedrooms, 2 full baths, an office area and good closet space.

The large sunken living room boasts oversized sliding doors that provide excellent light and a beautiful backdrop of scenery at anytime of the year.

The kitchen offers great functionality and good storage.

You will enjoy a one-of-a-kind breathtaking lake view from almost every room in the home.

The .20-acre property is beautifully landscaped, has large outdoor patio areas, a completely fenced back yard and a space for a hot tub with electrical hook up.

There are two garden sheds. The carport offers one covered space but there are several open spaces as well.

It is located close to golf and has easy highway access.

## **SPECIAL FEATURES**

### **INTERIOR FEATURES**

- Bright, spacious open floor plan
- A well-designed kitchen with lots of cupboards and counter space
- Great sized rooms
- Fabulous oversized windows and sliding doors to the outside patios
- A view from every vantage point
- Corner wood stove

### **OUTDOOR SPACES**

So many lovely choices for sitting and enjoying the fabulous Okanagan

- Fully fenced yard
- Several patio areas
- 2 storage sheds
- Gorgeous landscaping
- Electrical service ready for your Hot Tub

### **LOCATION**

A Fabulous location only minutes to shopping and all other amenities.

- Golf Nearby
- Easy Highway Access





## LIVING ROOM

- The spacious living room gets lots of light through the large picture windows
- A lovely wood stove keeps the home cozy and warm on a cold winter night
- Easy care laminate flooring throughout the main living area
- Enjoy the gorgeous view through the wall to wall windows and sliding doors



## DINING ROOM

- Perfectly situated for a large family gathering just off both the kitchen and living room
- Expand the size of the room as necessary to accommodate more people



## KITCHEN

- This well thought out kitchen has plenty of storage and work space
- It is open to the dining area making dinner parties a breeze
- Meal prep is easy and enjoyable with these good quality appliances

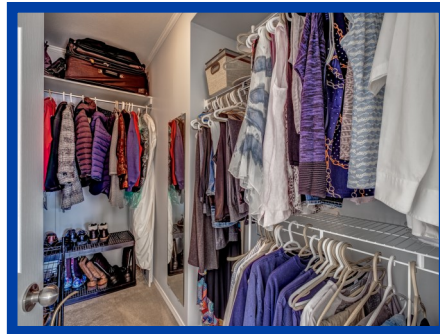




### MASTER BEDROOM

- This large master is the perfect size for an oversized bedroom suite.
- Sliding glass doors lead to the lovely deck and the gorgeous view
- There is a nice sized walk-in closet
- The 3 pce ensuite is accessed through a dressing area but could be converted into addition ensuite space

### 2nd BEDROOM



- This bedroom is also a very nice sized room that would be ideal for kids or guests
- It also has a fabulous view

### 3rd BEDROOM



- This bedroom is located at the front of the house
- It is a good sized room that could be used as an office, den or bedroom





**The angled walls exhibit an interesting visual for the floorplan**

**COVERED ENTRY**

- The covered entry door is angled off the carport
- Creating an angled bright entranceway



**OPEN OFFICE AREA**

- The open area off the living room and kitchen create an ideal location for your home office/ computer desk

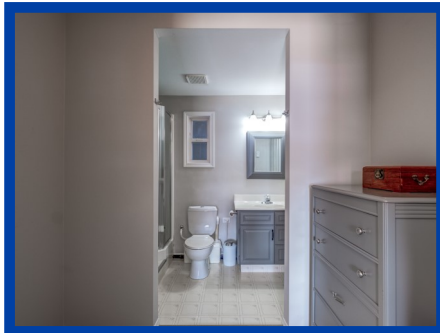


### MAIN FLOOR BATHROOM

- The updated bathroom is spacious and bright with an 8' vanity and modern fixtures.
- There is lots of storage for towels, supplies and personal toiletries
- There is a one piece bathtub/shower combo

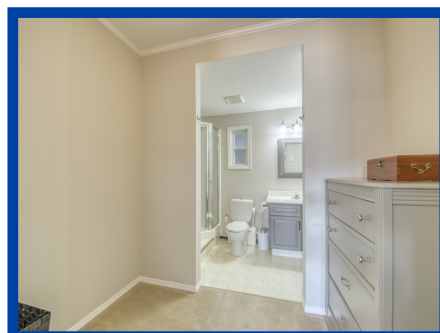
### LAUNDRY ROOM

- The laundry is located in the main bathroom within the closet shown.



### ENSUITE

- Currently a 3pc ensuite with a single shower but with a little reconfiguration you could easily have a full bathroom
- Create you Oasis - the walk-through dressing area could easily be converted into a larger ensuite or additional closet



### WALK-IN CLOSET

- There is a good sized walk-in closet but see comments above if you want more space



### **BREATH TAKING VIEWS**

**There are no words to describe how beautiful the views are**

- The lake view is unobstructed and expansive
- The night views of the city lights are phenomenal
- Seasonal changes give both a whole new look

### **YARD SPACE**

- Fully fenced back yard
- Easy care landscaping
- Large patios
- Wiring for hot tub in place

### **GARDEN SHEDS**

- Two garden sheds provide ample storage for your outdoor equipment and gardening supplies



ROOM MEASUREMENTS

**TOTAL LIVING SPACE**    **1,530**

**LIVING ROOM**                    16-0 x 20-0

**KITCHEN**                            9-0 x 12-4

**DINING ROOM**                    10-5 x 12-4

**MASTER BEDROOM**            12-4 x 15-0

**BEDROOM**                          11-4 x 11-6

**BEDROOM**                          10-0 x 13-8

**OFFICE AREA**                    10-0 x 15-0

**FOYER**

**MAIN BATHROOM - 3PCE**    5-0 x 12-0

**ENSUITE - 3 PCE**

**LAUNDRY**                            Located in the closet in the main bathroom

**PROPERTY SPECIFICATIONS**

**TYPE**                                    Single Family

**YEAR BUILT**                        1963

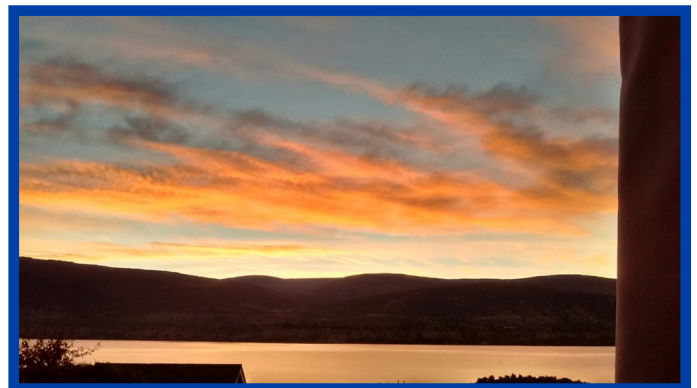
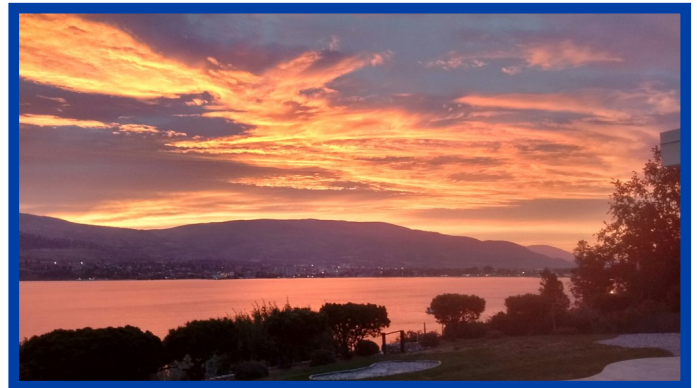
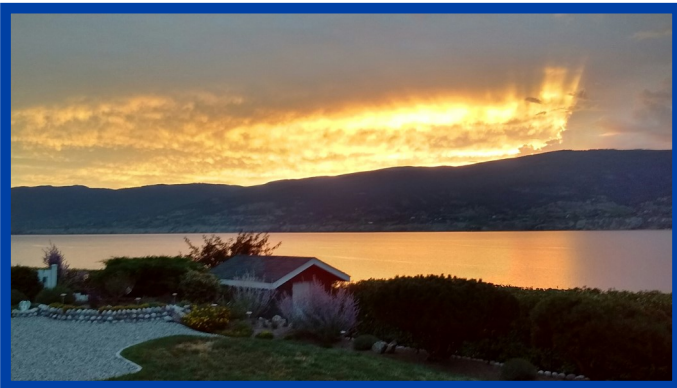
**LOT SIZE**                             .20 Acre

**HEATING**                            Electric Baseboard & Wood Stove

**LOCATION**                             Sage/Mesa - Husula West Bench

**ALL MEASUREMENTS ARE APPROXIMATE. BUYER TO VERIFY IF IMPORTANT**

**BEAUTIFUL SUNRISE AND SUNSET SKIES**

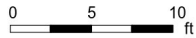




# 3839 VERANO PLACE, PENTICTON, BC V2A 9A5

## 3839 Verano Pl, Penticton, BC

Main Floor Exterior Area 1618.98 sq ft  
Interior Area 1529.47 sq ft



PREPARED: 2023/04/21



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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# 3839 VERANO PLACE, PENTICTON, BC V2A 9A5

A place to stay forever! Nestled between two lakes, *Penticton* enjoys long, hot summers, dry winters and more than 2000 hours of sunshine each year.



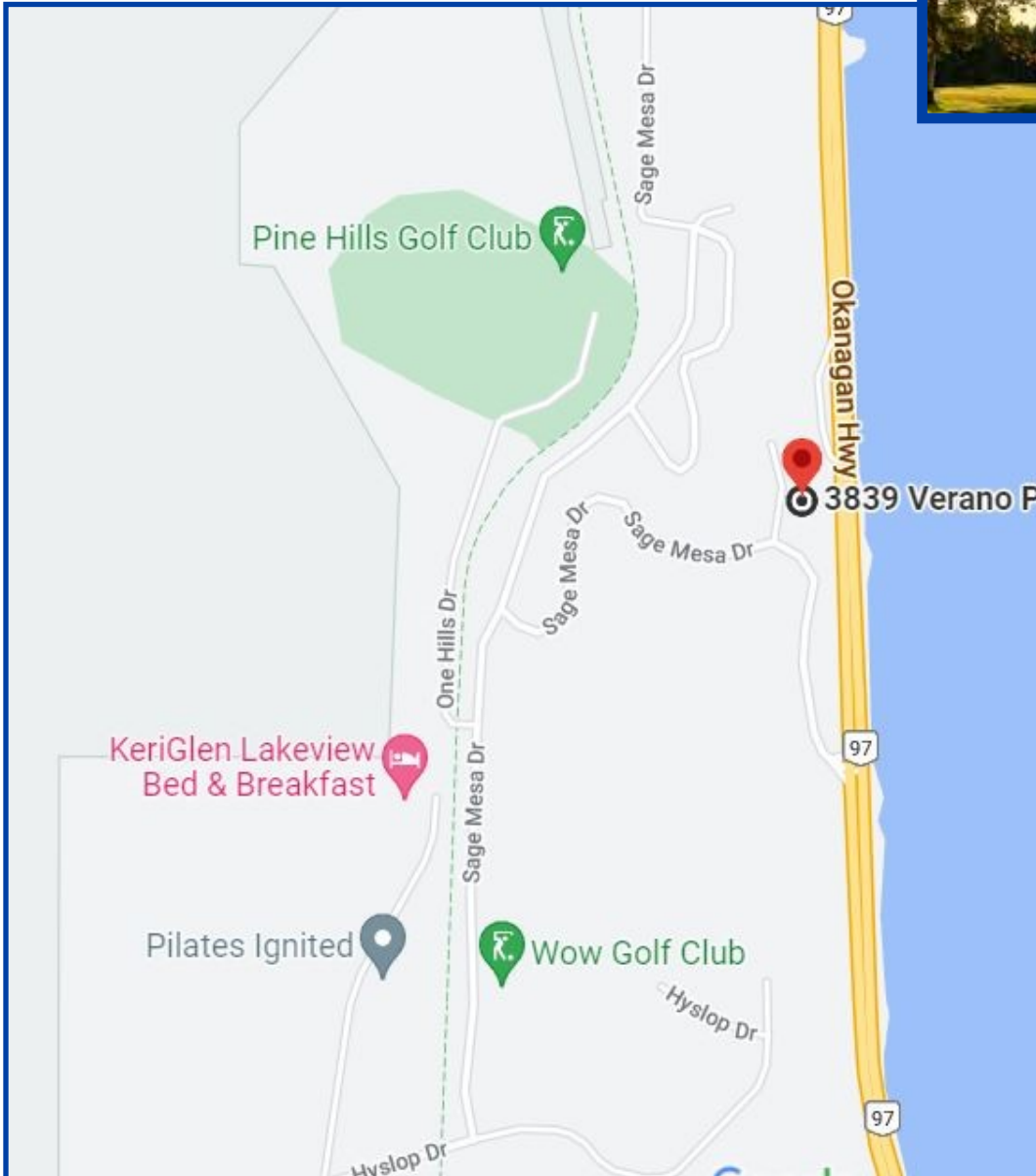
**Pine Hills Golf**



**South Okanagan  
Events Center**

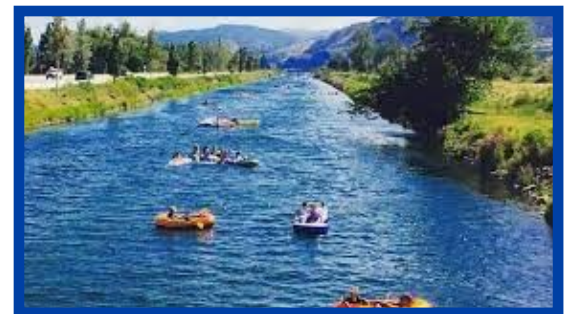


**Okanagan Lake  
Beach**



## WELCOME TO PENTICTON

Penticton is one of just two cities in the world situated between two lakes. Beaches and water fun are part of the summer culture here – dive in like a local and get wet. Okanagan and Skaha Beaches feature nearly 15 acres of premium, sandy beach and swimming areas. Along with all of the year-round outdoor recreational activities available, agriculture has been an important contributor to Penticton's livelihood. There are over 80 wineries in the Penticton area, 7 (soon to be 8) craft breweries, 2 cideries and 3 distilleries all within easy walking or biking distance of the downtown core.



**Penticton River Chanel**

**Tammy Antrobus, REALTOR®**

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For more property information go to:

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