



5720 HARTNELL ROAD #5

VERNON, BC | HARTNELL VIEWS

3 BEDROOMS | 3 BATHROOM

2,448 SQ.FT

7.41 PRIVATE ACRES | LEGAL SUITE

OVERSIZED GARAGE | CUSTOM OUTDOOR ENTERTAINING

PANORAMIC VALLEY & LAKE VIEWS

\$1,400,000

Custom-built acreage living designed for lifestyle, flexibility, and long-term value.

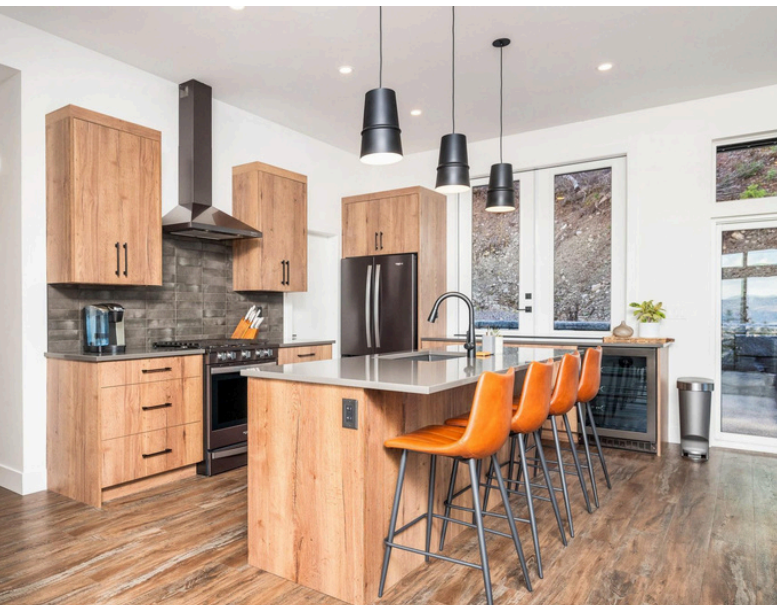
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Property Overview



Set on 7.41 private acres overlooking Swan Lake and the BX Valley, this custom-built home offers a rare blend of lifestyle, functionality, and long-term flexibility. Thoughtfully designed for both everyday living and entertaining, the property features expansive outdoor spaces, a fully self-contained legal suite, and an oversized heated shop — all positioned to take full advantage of the surrounding views and privacy.

From the open-concept main living area with large windows and natural light, to the seamless indoor-outdoor flow connecting the kitchen, deck, and patio spaces, every element of this home has been designed with intention. Whether you're hosting, relaxing, or looking for income potential, this property delivers a complete acreage lifestyle just minutes from Vernon.

Property Info.

- Property Type: Single Family – Detached
- Legal Suite: Yes (Fully Self-Contained)
- Bedrooms: 3
- Bathrooms: 3
- Total Living Area: 2,488 sq.ft.
- Year Built: 2020
- Lot Size: 7.41 Acres)
- Parking: Oversized Attached Garage and ample other parking
- Cooling: Central Air
- Heating: Forced Air
- Water: Well
- Sewer: Septic
- Low maintenance Hardi plank, smart trim and metal soffit panel

Systems

- Commercial-grade reverse osmosis water system and UV filtration system with additional treated water storage
- Dedicated well house with holding tank
- Natural gas hookups for outdoor features
- Underground conduit servicing outdoor entertaining and future expansion areas
- Prepped infrastructure for future plunge pool or cold tub
- Gemstone permanent exterior lighting system with full color control and scheduling
- Smart-enabled lighting features for enhanced convenience and security



information is deemed reliable but not guaranteed and should be verified if important

Highlights

Interior & Main Living

- Open-concept main living area with large windows capturing valley and lake views
- Bright and functional layout designed for everyday living and entertaining
- Gas fireplace in the living room for comfort and ambiance
- Direct access to both upper deck and rear patio spaces
- Primary bedroom with walk-in closet (with built-in washer/dryer), large windows, and full ensuite
- Ensuite features large shower and separate enclosed toilet area
- Additional bedroom with built-in office nook
- Full bathroom on main
- Walk in Pantry

Rear Patio & Future Expansion

- Covered patio with seamless indoor-outdoor serving bar access from the kitchen
- Dedicated entertaining space ideal for hosting and gathering
- Natural gas line installed for fire pit or additional outdoor features
- Stained and sealed retaining wall for durability and design continuity
- Prepped and excavated area for future plunge pool or cold tub
- Underground conduit extending toward future pool or well expansion area

Oversized Heated Garage / Shop

- Oversized, over-height garage with two large doors (approx. 9'9")
- 11.5' ceilings stepping down to 10' in workbench area
- Reznor gas heater with dedicated thermostat
- MyQ Wi-Fi garage door openers with manual operation capability
- Welder plug installed
- Exterior RV plug-in for additional flexibility



Outdoor Features

- Custom-built outdoor bar with expansive wrap-around concrete countertop
- Covered timber-frame structure with built-in smoker/BBQ area
- Gemstone permanent LED lighting system (Bluetooth & Wi-Fi controlled)
- Fire pit seating area positioned to take in panoramic views of Swan Lake and the BX Valley
- Large covered woodshed for convenience and storage
- Fully serviced with underground power conduit for lighting, appliances, and future additions

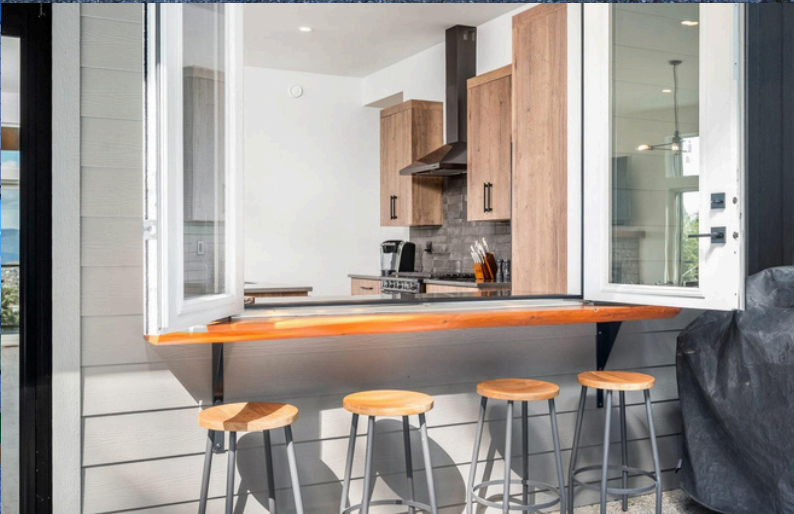
Wraparound Deck & Upper Outdoor Living

- Full wraparound deck spanning the front, side, and rear of the home
- Multiple lounge and seating areas designed to capture sun and views throughout the day
- Hot tub positioned to overlook the valley
- Built-in beverage console with space for outdoor TV setup
- Natural gas hookup for future fire features or heating

Legal Suite & Additional Living

- Fully self-contained legal basement suite with private entrance
- Spacious bedroom with egress window
- In-suite laundry and independent heating control
- Additional storage space under stairs plus extra closet space
- Private outdoor gazebo/lounge area dedicated to the suite
- Ideal setup for extended family, guests, or rental income





Set above Swan Lake and overlooking the BX Valley, this property offers a lifestyle defined by space, privacy, and connection to the outdoors. From morning coffee on the deck as the sun rises over the valley, to evenings spent around the fire or entertaining under the covered outdoor living area, every space has been designed to be experienced.

Located just minutes from Vernon, yet surrounded by nature, this is a setting that offers the best of both worlds — peaceful acreage living with convenient access to town, amenities, and recreation.

With panoramic views, thoughtfully designed outdoor spaces, and the flexibility of a legal suite and shop, this property supports a wide range of lifestyles — whether you're looking for a full-time residence, multi-generational living, or additional income potential.

A rare opportunity to own a property that combines lifestyle, function, and long-term versatility in one of Vernon's most desirable rural settings.



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