



# 26 Commonage Road Vernon British Columbia

\$7,750,000

144.92 acre estate in Vernon city limits, with only +/- 9.6 acres within the ALR. 5200 plus square foot modern residence, completed in 2016, with five bedrooms and three bathrooms, a stunning pool, and top-of-the-line cosmetics and mechanical systems. Current AGRL zoning permits 12 hectare (30 acre) lots, creating immediate subdivision potential and long-term development potential. The land has significant pasture/grazing land (+/- 21 acres) which has been used for an organic lamb farm, and cattle. There is a small pond, an aspen grove, and significant cross-fencing (electric). Water is via a four gallon per minute well with a cistern system. The home is accessed via a one kilometer private paved driveway. Finishings include polished heated concrete floors, cedar beams, wood burning fireplace plus stove, and grand windows and sliding doors that access the saltwater pool. Outdoor space also has a firepit and hot tub, looking south towards the expansive lake and valley views that span to see the Bennett Bridge in Kelowna. High-efficiency GARN mechanical uses wood, thermal solar, and an electric heat pump. The property is just a few minutes drive to Predator Ridge Golf, Sparkling Hills, the new O'Rourke Winery, and is close to both Lake Country and Vernon. Outbuildings include a barn, and a 60'x40' workshop, perfect for a potential tack room if a buyer wishes to convert the lands to equestrian use. This shop also has a caretaker's suite. The property is adjacent to Ellison Provincial Park, making for a private location. (id:6769)

Listing Presented By:

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- Bedroom 11'6" x 15'7"
- Family room 15'6" x 12'10"
- Office 9'3" x 11'2"
- 5pc Bathroom 13'3" x 17'7"
- Other 14'4" x 7'1"
- Primary Bedroom 23'0" x 15'7"
- Utility room 13'0" x 11'0"
- 3pc Bathroom 12'4" x 9'8"
- Bedroom 13'7" x 16'2"
- Bedroom 13'7" x 17'5"
- Other 6'1" x 4'4"
- Bedroom 13'0" x 13'10"
- 3pc Bathroom 8'4" x 12'0"
- Den 12'5" x 10'1"

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Storage 10'2" x 11'11"

Family room 18'3" x 23'0"

Foyer 10'1" x 21'0"

Dining nook 18'10" x 13'2"

Laundry room 33'4" x 8'2"