



# 6435 Dixon Dam Road Vernon British Columbia

\$1,799,900

Experience luxury living in this executive home on 10 acres of potentially sub-dividable park-like land. The official community plan suggests zoning for Country Residential 5-acre parcels, with water already in place. Crafted by award-winning Keith Construction, this home boasts 4 beds, 3 baths, open floor plan, and vaulted ceilings. Enjoy high-end appliances and finishes throughout. Recent upgrades include a new roof, sundeck, and glass railings. Features an attached double garage, a 32'X52' heated shop with 220amp service, and an electric hydronic heating boiler. Water is abundant with two wells, one producing over 40 gallons per minute. Property includes two outbuildings: one suitable for RVs with in-floor heating and a 32X24 ft barn with 4 stalls and automatic irrigation feeder. A brand-new 7-person Beachcomber hot tub adds to the luxury. Live in tranquility in this private paradise. Contact the listing agent today for your exclusive showing. (id:6769)

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|-------------------------------|--------------------------------|
| Storage 8'3" x 13'3"          | Bedroom 10'0" x 11'10"         |
| Full bathroom 12'9" x 5'10"   | Other 4'6" x 9'10"             |
| Bedroom 11'10" x 10'9"        | 5pc Ensuite bath 12'3" x 9'10" |
| Bedroom 15'9" x 11'5"         | Primary Bedroom 15'10" x 14'8" |
| Gym 19'6" x 12'7"             | Dining room 12'9" x 16'0"      |
| Recreation room 30'5" x 11'5" | Kitchen 10'8" x 12'9"          |
| Family room 31'9" x 13'1"     | Dining nook 11'2" x 12'9"      |
| Other 23'7" x 25'0"           | Living room 19'10" x 16'7"     |
| Laundry room 7'3" x 11'6"     | Foyer 6'4" x 9'8"              |
| Full bathroom 4'9" x 11'10"   |                                |

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.com/>



Royal

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