



# 6016 NIXON Road Summerland British Columbia

\$2,488,000

Nestled in the highly coveted Trout Creek neighborhood, this IMPECCABLE residence is a MUST SEE in an idyllic setting. Situated across from Powell Beach, Tennis Courts and BOAT LAUNCH, this 4-bed, 3-bath home on a 1/3 acre property exudes warmth and welcomes you with open arms. With over 4,000 sqft of designed living space including detached LEGAL CARRIAGE HOUSE every detail has been carefully curated to create a captivating ambiance. From the stunning GRANITE COUNTER TOPS and back splash to the high end appliances, including INDUCTION COOKTOP and WINE BAR off the dining room. The generously sized kitchen effortlessly flows into the main living and dining areas, creating a seamless space PERFECT for ENTERTAINING family and friends. Step outside into your fenced and fully PRIVATE OASIS, complete with a refreshing 40x20 SWIMMING POOL, soothing FOUNTAINS, new HOT TUB and a delightful entertaining space that will surely make gatherings a memorable one. The detached HEATED GARAGE features a CARRIAGE HOUSE above providing a perfect haven for guests, or to generate VACATION RENTAL INCOME. For the GYM BUFF, enjoy the MAN CAVE with 3 piece bath and outdoor shower beside the pool. Top it off with 2 sheds, a playhouse and a hidden backyard court! This DREAM HOME in a dream location is a MUST SEE! Call your favorite agent to book a showing today. Please note, listing is contingent to sellers purchase going FIRM. BRING AN OFFER TODAY! (id:6769)

Primary Bedroom 21'3" x 13'11"

4pc Ensuite bath 12' x 8'6"

Bedroom 12'6" x 10'9"

Bedroom 11'10" x 12'2"

Bedroom 14'6" x 13'3"

4pc Bathroom 9'2" x 7'5"

3pc Bathroom 6'8" x 4'8"

Kitchen 9'3" x 20'4"

Foyer 9'11" x 7'10"

Dining room 19'10" x 19'8"

Den 13'3" x 14'3"

2pc Bathroom 6'2" x 7'1"

Full bathroom 7'4" x 9'3"

Living room 15'5" x 11'2"

Listing Presented By:



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Gym 28'5" x 25'2"	Primary Bedroom 15'8" x 9'4"
Laundry room 18'3" x 6'2"	Kitchen 9'4" x 17'1"
Living room 28'8" x 18'	