



## 5206 Nixon Road Summerland British Columbia

Trout Creek

# \$969,900



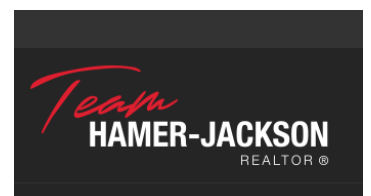
Set on a generous 0.29-acre parcel, this classic post-and-beam rancher represents a remarkable offering in one of the South Okanagan's most desirable lakeside communities. Thoughtfully maintained, the residence offers approximately 1,650 sq. ft. of charming living space, featuring 3 bedrooms and 2 bathrooms. Vaulted ceilings in the main living area create an airy, architectural presence, while a fireplace with electric insert adds warmth and ambiance. The home is well-equipped with forced air heating and central air conditioning, ensuring year-round comfort. A flexible layout with an additional family room, dedicated laundry room with sink and front veranda enhances the original design. Outdoors, the private grounds are equally impressive, with a covered patio, underground irrigation, and expansive parking--well-suited for all your parking needs. Positioned just moments from Trout Creek Elementary, Powell Beach, and direct access to Okanagan Lake, as well as tennis and pickleball courts and scenic trails, this location is fantastic for retirees, families, and investors alike! (id:6769)

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