



## 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+ sq.ft. modern residence, completed in 2016, with 5 bedrooms and 3 bathrooms, a stunning pool, and top-of-the-line cosmetics and mechanical systems. Current A2 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 4 gal/min well with a cistern system. The home is accessed via a 1 km private paved driveway. Finishings include polished heated concrete floors, cedar beams, wood burning fireplace + 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:



Originally Listed by:  
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REAL ESTATE SERVICES

Bedroom 11'5" x 15'5"	Kitchen 25'6" x 12'5"
Den 9'0" x 11'0"	Pantry 20'5" x 7'3"
Other 14'2" x 11'0"	Laundry room 12'5" x 8'0"
Primary Bedroom 23'5" x 15'6"	4pc Bathroom 8'3" x 11'10"
Other 15'4" x 11'9"	Family room 13'10" x 20'10"
6pc Ensuite bath 13'0" x 17'5"	Living room 27'5" x 28'4"
Other 28'2" x 24'10"	Other 11'11" x 12'0"
Utility room 8'0" x 11'0"	Foyer 13'0" x 11'0"

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Mud room 8'4" x 6'10"

Other 6'0" x 4'6"

Dining room 23'0" x 11'0"