



26 Commonage Road Vernon British Columbia

\$7,750,000

This 144.92-acre estate represents a rare opportunity to acquire land of true scale in one of the Okanagan's most desirable lifestyle locations. Set just outside of Carrs Landing in the Commonage hills above Lake Okanagan, this private estate presents a rare convergence of private luxury living, natural beauty and future potential. Reached via a one-kilometre private paved driveway, the property unfolds into a breathtaking hidden retreat bordered by Crown Land and Ellison Provincial Park, with south-facing lake and valley views, extending as far as Kelowna. Constructed in 2016, the modern residence spans over 5,700 sq ft and has been thoughtfully designed to embrace its remarkable setting. Expansive windows and sliding glass doors open to a saltwater pool, hot tub and firepit. The five-bedroom, three-bathroom home showcases contemporary finishes throughout, including heated polished concrete floors, exposed cedar beams, and wood-burning fireplaces that bring warmth and character to the sophisticated aesthetic. Engineered for efficiency and sustainability, the home is serviced by an efficient natural gas heating system whilst integrating options for wood, thermal solar and electric. The land itself offers exceptional versatility. Approximately 30 acres of flat fenced pasture have supported organic lamb farming and cattle agistment operations, complemented by mature parkland firs and aspen grove. Outbuildings include a 60'x40' workshop with a caretaker's suite, ideal for equestrian conversion, together with a separate barn. With approximately 9.6 acres within the ALR and current zoning permitting potential 30-acre (12 ha) parcelling, the property represents a compelling long-term subdivision opportunity. Despite its privacy, the estate is only minutes from Predator Ridge, Sparkling Hill, and some of the Okanagan's finest wineries and restaurants, such as O'Rourke Fam...

Primary Bedroom 23'9" x 15'7"

Kitchen 20'8" x 10'6"

Other 14'4" x 11'1"

Dining room 18'10" x 13'2"

5pc Bathroom 12'2" x 17'7"

Family room 18'3" x 23'0"

Office 9'5" x 11'0"

Den 12'5" x 11'0"

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Family room 15'6" x 12'10"
Bedroom 11'6" x 15'7"
Storage 10'2" x 11'11"
Utility room 10'2" x 9'1"
Living room 15'9" x 23'8"
Dining room 12'1" x 23'8"

3pc Bathroom 8'4" x 12'0"
Bedroom 13'0" x 13'10"
Other 6'1" x 4'4"
Bedroom 13'7" x 17'5"
Bedroom 13'7" x 16'2"