



## 6435 Dixon Dam Road Vernon British Columbia

\$1,599,900

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 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)

Storage 8'3" x 13'3"

Full bathroom 12'9" x 5'10"

Bedroom 11'10" x 10'9"

Bedroom 15'9" x 11'5"

Gym 19'6" x 12'7"

Recreation room 30'5" x 11'5"

Family room 31'9" x 13'1"

Other 23'7" x 25'0"

Laundry room 7'3" x 11'6"

Full bathroom 4'9" x 11'10"

Bedroom 10'0" x 11'10"

Other 4'6" x 9'10"

5pc Ensuite bath 12'3" x 9'10"

Primary Bedroom 15'10" x 14'8"

Dining room 12'9" x 16'0"

Kitchen 10'8" x 12'9"

Dining nook 11'2" x 12'9"

Living room 19'10" x 16'7"

Foyer 6'4" x 9'8"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://nathansulz.com/>

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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