



6435 Dixon Dam Road Vernon British Columbia

\$1,544,000

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 two wells 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 with glass railings and as well there is a Brand new Hot Tank and Air Conditioning unit being installed. Features an attached double garage, a 32'X52' shop with a 10' ceiling, offering in-floor heat provided by a electric hydronic heating boiler and 220amp service. There is a second shop with dimensions of 26' x 48' with a 14' ceiling, which is prepped for in-floor heat. Water is abundant with two wells, one producing over 40 gallons per minute. There is a 32X24 ft barn with 4 stalls and automatic irrigation feeder. A new 7-person Beachcomber hot tub adds to the luxury. There is tons of room for your RV, boat, cars, and still room. There's a new Tractor Mower with attachments, a Snow Blower as well Diesel Lawn Tractor which could possibly be negotiated with the sale. 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 13'11"

Other 23'7" x 2'50"

Laundry room 7'0" x 6'6"

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 room 11'2" x 12'9"

Living room 19'10" x 16'7"

Foyer 16'4" x 5'8"

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://nathansulz.com/>

stillhavn
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Full bathroom 4'9" x 11'10"