



7863 Boulter Road Vernon British Columbia

\$1,549,000

Set amid the natural beauty of Vernon's North BX, this home offers an exceptional blend of privacy, space and modern living on nearly five acres of secluded land. Built in 2024, this thoughtfully designed residence combines a contemporary home with an estate lifestyle, all within easy reach of Vernon's amenities and the Okanagan's renowned recreational attractions. The main level is bright and inviting, with a welcoming foyer opening into a spacious living area anchored by a gas fireplace and connected to a south-facing deck. The open-concept kitchen is designed for both everyday living and entertaining, featuring quartz countertops, white shaker cabinetry, a generous island, induction cooking and a walk-in pantry. The primary suite is privately positioned on the main floor and offers a walk-in closet and luxurious five-piece ensuite, complemented by two additional bedrooms and a full bathroom. The lower level expands the possibilities with a generous family room, additional bedrooms and a separate two-bedroom, one-bathroom suite, ideal for extended family, guests or additional accommodation flexibility. A substantial workshop provides further space for hobbies, equipment and recreational gear, while the attached double garage adds everyday convenience. Outside, the acreage setting provides a rare sense of space and seclusion, with mountain and city views and the privacy of a shared private road serving only four residences. There is also room to further enhance the outdoor lifestyle, with potential space for a swimming pool and the possibility of a future carriage home, subject to applicable approvals and requirements. Yet the location remains remarkably accessible, placing golf, lakes, skiing, hiking and other Okanagan recreation within easy reach. A distinctive North BX property offering modern construction, generous accommodation and the space to live life on y...

Workshop 22'8" x 22'8"

Laundry room 5' x 5'

4pc Bathroom 5'7" x 7'0"

Living room 9'3" x 16'0"

Kitchen 10'6" x 11'0"

Bedroom 10' x 10'

Family room 27'6" x 18'0"

Other 23' x 23'

Bedroom 10' x 11'

Bedroom 10'2" x 11'2"

4pc Bathroom 6'5" x 5'0"

Other 6'10" x 5'10"

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Bedroom	10'6" x 11'0"	5pc Ensuite bath	15' x 7'
Utility room	6'3" x 5'10"	Primary Bedroom	13' x 14'
4pc Bathroom	9'9" x 5'3"	Laundry room	11' x 7'
Bedroom	14' x 10'		