



# 5541 Dixon Dam Road Vernon British Columbia

\$1,895,000

9.45 acre farm property with 4 bed / 3 bath home in the North BX area of Vernon. Enjoy the great valley and lake views from the large sunroom (21'x 25') with floor to ceiling windows. The home has much to offer, 3 bedrms. on the main level with the primary bedroom having a 3 pce. ensuite bath. Country kitchen with island, and a sunken living room with stone fireplace with gas insert. Downstairs is where you will find the 1 bed/1 bath in-law suite with separate entrance. Laundry is on this level as well as the mechanical room with the gas boiler for radiant heating of the home. Outside is the 20'x50' inground pool to enjoy our Okanagan summers. Farm buildings include heated/insulated Shop (27'x 54'), heated Greenhouse (12'x20'), Haybarn ( 30'x40'), Machine Shed (24'x28'), Coverall (14'x 37'), fenced Garden area (23'x30') and cattle sort pens with a lean-to. The property is irrigated with Greater Vernon Water (GVW) with 3.01 hectares of allocation. (id:6769)

- |                           |                           |
|---------------------------|---------------------------|
| Other 8' x 4'             | Other 28' x 24'           |
| Storage 12' x 6'          | Other 54' x 27'           |
| Utility room 22'6" x 7'7" | Other 37' x 14'           |
| Bedroom 16'3" x 15'3"     | Other 54' x 27'           |
| 3pc Bathroom 7'6" x 7'11" | Other 30' x 23'           |
| Laundry room 12' x 12'3"  | Other 12' x 20'           |
| Living room 18'6" x 12'9" | Bedroom 11'11" x 9'6"     |
| Kitchen 12'8" x 13'2"     | Bedroom 11'2" x 10'2"     |
| Other 50' x 20'           | 4pc Bathroom 7'9" x 10'3" |
| Other 30' x 40'           |                           |

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**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
sbuck56@gmail.com