



6016 NIXON Road Summerland British Columbia

\$2,349,000

LAKESIDE LIVING AT ITS BEST! Situated in Trout Creek - one of the South Okanagan's PREMIER neighborhoods on Okanagan Lake, this 4 bed, 3 bath executive home on 1/3 acre property exudes warmth and welcomes you with open arms! Over 4,000 sq feet of living space includes stunning GRANITE COUNTER TOPS and back splash, INDUCTION COOK TOP and WINE BAR off the dining room. The generously sized kitchen effortlessly flows into the main living and dining areas, creating a seamless space PERFECT for ENTERTAINING family and friends. Step outside into your fenced PRIVATE OASIS, complete with a 40 X 20 SWIMMING POOL, soothing FOUNTAINS, new HOT TUB and a delightful entertaining area that will surely make gatherings a memorable one! Your yard has UNDERGROUND IRRIGATION & DRIP IRRIGATION for hanging baskets and the gardens allowing easy maintenance. The detached HEATED GARAGE features a CARRIAGE HOUSE above providing a perfect haven for guests, or to generate VACATION RENTAL INCOME. Main and Carriage house have NEW ROOF. There is also a generous detached FLEX SPACE (could be rec room, gym, playroom, - endless possibilities) with 3 piece bath and outdoor shower beside the pool. Top it off with 2 SHEDS, PLAYHOUSE and an area to shoot HOOPS! This DREAM HOME is steps away from BEACHES, BOAT LAUNCH and TENNIS COURTS and is a MUST SEE! Book your showing today! Contingent. View Link. <https://www.youtube.com/watch?v=nPvWiMOnU3k> (id:6769)

Primary Bedroom 21'3" x 13'11"

4pc Ensuite bath 12' x 8'6"

Bedroom 12'6" x 10'9"

Bedroom 11'10" x 12'2"

Bedroom 14'6" x 13'3"

4pc Bathroom 9'2" x 7'5"

3pc Bathroom 6'6" x 8'4"

Kitchen 9'3" x 20'4"

Foyer 9'11" x 7'10"

Dining room 19'10" x 19'8"

Den 13'3" x 14'3"

2pc Bathroom 6'2" x 7'1"

Full bathroom 7'4" x 9'3"

Living room 15'5" x 15'5"

Listing Presented By:



Originally Listed by:
Skaha Realty Group Inc.

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Royal

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Gym 28'5" x 25'2"	Primary Bedroom 15'8" x 9'4"
Laundry room 18'3" x 6'2"	Kitchen 9'4" x 17'1"
Living room 28'8" x 18'	