



## 7204 Nixon Road Summerland British Columbia

\$1,995,000

7204 Nixon Road - Timeless Craftsmanship, Unparalleled Lifestyle This custom-built 2018 Craftsman home blends a truly thoughtful design, quality construction, and lakeside luxury. Must be seen in person to truly appreciate. With 2,495 sq ft of refined living space, the layout is both elegant and functional. The main level features a gourmet kitchen with a spacious walk-in butler's pantry, a flexible bedroom or office, formal dining, and a warm, inviting great room perfect for entertaining. Unique touches include a dog wash station and secondary laundry in the utility room/home gym, plus a private outdoor shower--ideal after lake days just across the street. Upstairs, the serene primary suite boasts a luxurious ensuite. A second bedroom, full bath, and a large family room lead to a covered deck with panoramic lake views--perfect for morning coffee or evening wine. The oversized 624 sq ft garage fits a boat with a wakeboard tower. Multiple covered and open-air patios, surrounded by lush gardens, create a private oasis for year-round enjoyment. Built with energy efficiency and craftsmanship in mind, the home showcases triple-glazed windows, custom millwork, Emtek hardware, and premium finishes throughout. All just a scenic drive to Penticton or Kelowna--though once you're here, you may never want to leave. (id:6769)

Laundry room 9'7" x 7'6"

Bedroom 12'8" x 11'9"

Full bathroom 7'8" x 7'4"

Family room 12'9" x 16'

Primary Bedroom 13'9" x 17'6"

3pc Ensuite bath 13'9" x 8'

3pc Bathroom 9'5" x 5'

Bedroom 11'6" x 14'9"

Exercise room 16'9" x 15'6"

Pantry 5' x 11'3"

Living room 17'2" x 18'5"

Kitchen 17'6" x 22'10"

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<http://dawndreambuilder.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100  
Fax:  
[sbuck56@gmail.com](mailto:sbuck56@gmail.com)