



## 7859 Boulter Road Vernon British Columbia

\$2,199,000

An unexpectedly intuitive fusion of the Okanagan Valley's rustic natural beauty and the calming clean lines of modern design, this stunning 6- bedroom new construction property on nearly 5 acres that allows for a secondary suite or carriage house, boasts incredible privacy with room for expansion. Ski lovers will adore the location, mere minutes from Silverstar Resort. Upon arrival, over 8000 square feet of exposed aggregate driveway and walkways welcome you, seamlessly complimented by contemporary and low-maintenance landscaping. Upon entry, an expansive and open concept living, dining, and kitchen area unveils itself with custom millwork and cabinetry throughout and gleaming premium engineered hardwood underfoot. The gourmet kitchen impresses with bespoke design, an oversized center island, quartz countertops, stainless steel appliances, and slatted wood accents. A main floor primary suite comes complete with a walk-in closet and ensuite bathroom with double vanity. Two bedrooms plus an additional office or third bedroom share a superbly appointed full hall bathroom. Upstairs two more bedrooms a shared full bathroom and a bonus room could be utilized for a number of purposes. Move right into this marvelous home and imagine the possibilities for the future, whether you have your sights set on a pool or large shop, the expansive property is ready to serve. (id:6769)

4pc Bathroom 12'5" x 5'11"

Bedroom 10'0" x 10'11"

Bedroom 12'5" x 11'1"

Bedroom 13'7" x 10'10"

Pantry 9'11" x 12'2"

Mud room 12'3" x 8'5"

Bedroom 10'4" x 10'6"

Bedroom 14'2" x 19'5"

Laundry room 13'4" x 5'11"

Primary Bedroom 15'6" x 14'8"

Kitchen 10'7" x 19'6"

Living room 33'9" x 26'8"

4pc Bathroom 6'10" x 12'0"

Den 13'3" x 13'10"

Full bathroom 18'3" x 9'7"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:

RE/MAX Vernon Salt Fowler

<http://www.saltfowler.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com