



# 6016 NIXON Road Summerland British Columbia

\$2,359,000

LAKESIDE LIVING AT ITS BEST! Situated in one of the South Okanagan's PREMIER neighborhoods on Okanagan Lake, this 4 bed, 3 bath executive home on a 1/3 acre property exudes warmth and welcomes you with open arms! With over 4000 sq ft of designed living space including detached LEGAL CARRIAGE HOUSE every detail has been carefully curated to create a captivating ambiance. From the stunning GRANITE COUNTER TOPS and back splash to the high end appliances, including 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 and fully PRIVATE OASIS, complete with a refreshing 40 X 20 SWIMMING POOL, soothing FOUNTAINS, new HOT TUB and a delightful entertaining space that will surely make gatherings a memorable one! Yard has underground irrigation and drip irrigation for hanging baskets and gardens making for easy maintenance. The detached HEATED GARAGE features a CARRIAGE HOUSE above providing a perfect haven for guests, or to generate VACATION RENTAL INCOME. For the HEALTH BUFF enjoy the separate GYM 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. (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 6'8" 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"

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<http://micahhudson.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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'	