



## 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 Silver Star 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 centre 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 marBuilt by Avalanche Construction, electric in-floor heating in tiled areas. Roughed in for future pool. For more information or to submit an offer please contact Laura Reners at 250-307-4596 or [laura@saltfowler.com](mailto:laura@saltfowler.com). Vellous 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.

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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"

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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 32'0" x 26'8"

Full bathroom 10'8" x 7'10"

Listing Presented By:



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