5795 Dixon Dam Road, Vernon, BC

Private Escape On 4.92 Acres

The perfect blend! Okanagan 4-seasons lifestyle with a majestic Arizona-inspired villa! An incredibly private oasis awaits just minutes from the City of Vernon, Silver Star Ski Resort, the Lakes, famous Rail Trail and Golf unlimited! This magnificent home with level entry main floor and walk-out lower level, offers 5 bedrooms, 6 baths, family room with pool table, 'man-cave' with bar, grand media room, exercise area, and more! Gracious columns, high ceilings, tiled floors and elegant features enhance the villa feel. Already high quality has just been updated with new paint, quartz counters in bathrooms, flooring, fixtures and kitchen refresh! Miles of windows and over 100ft long upper deck plus covered and open patios ready for entertaining! This is the perfect space for your growing or extended family – or think amazing Airbnb or VRBO! Each bedroom has a separate entrance to give guests complete privacy! In-floor heating on all levels, Central air and air exchange system for total comfort! The 4.94 fenced and gated acreage has been beautifully developed for a parklike setting. Irrigation around the home and lots of easy, level parking for vehicles, RV, Boats. A mini orchard for taste of the Okanagan and the most spectacular views over the valley and lakes. Two double garages (one with bath), equipment storage/shop and matching garden studio! Everything is in immaculate 'move-in' condition! No speculation tax here!

E.&O.E. The information contained herein is assumed to be correct but is not guaranteed by the Listing Agent or Publisher and should be verified.

Specifications

MLS®# 10273768	Neighborhood Vernon
Year Built 1999 Approximate	Zoning CR - NOT IN ALR
Lot Size 4.92 acres	Lot Frontage 1270
Lot Depth 2143	Home Size
Total Square Footage 6322 sq. ft.	Main Level 3072 sq. ft.
Lower Level 3250 sq. ft.	Bedrooms 5
Bathrooms 6	Taxes $6,198 (2022)
Services Services Available, Hydro, Natural Gas, Shaw Cable, Septic, Municipal Water	
School District SD 22	

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Features

THE PROPERTY

- The gates ensure complete privacy on this 4.94-acre property.
- Paved driveway, well maintained and sealed
- Very large level parking area on the lower level perfect for large equipment and more level parking areas by the home for all your toys!
- Countless trees and shrubs strategically planted to create a parklike setting and rock walls and paths connect the property. Take the stairs to the gazebo for peaceful reflection and the view! Slopes have been treated with a concrete coating to keep them maintenance free!
- Follow the path to the mini orchard – cherry, apple, plum and amazing 'fruit-salad' trees- grafted to offer a variety fruit on one tree!
- Property is deer-fenced. Irrigation around the home
- 2 bay-equipment/toy storage building with large gravel area for easy access and parking
- Garden shed studio designed to match the home

THE HOME

Reflective of a Villa lifestyle, this grand home sits on the knoll taking in the sweeping views of the Okanagan Valley with Okanagan and Kalamalka lakes sparking in the distance.

- Grand open spaces invite large gathering and yet there is a great division of space so everyone has privacy!
- All bedrooms have separate entrances so could be an ideal set up for AirBnB or vacation or VRBO!
- Immaculate and ready to move in! – Beautifully refreshed with new paint, floor, fixtures and tile!
- Stucco exterior and roof of torch-on and tile
- Two double garages with twin doors. Shop area and bath in one.
- ALL FLOORS HAVE INFLOOR HEATING operated by gas-fired boiler. Roof top air conditioning system,
- Mar air exchange system,
- Built-in vacuum and security system
- Water treatment system – not in use as owners feel not necessary
- Walls of windows – most with solar tint, numerous outdoor retractable exterior awnings and custom window coverings.
- Ceiling fans through-out
- Over 100ft of expansive, glass railed deck off the main floor for easy flow to outdoor living!
- Renewed Vinyl flooring

MAIN LEVEL

- From the grand foyer, gracious columns reach to the high beamed ceilings highlighted by chandelier and walls of windows draw you to the inspirational view!
- Step down to the living/gathering area centered by the new floor to ceiling cultured stove gas fireplace.
- Elegant and well planned kitchen with miles of stained maple cabinets, granite counters and brand new tile backsplash with built-in clock, center and serving islands, cabinet finished dishwasher, built- in recycle bins, glass top range, built-in convection oven and microwave
- 3-door fridge with ice-maker and pantry
- Dining area is ready for your largest gatherings – elevated beamed ceilings and electric fireplace.
- Laundry/work room with sink, dual closets, office station and full bath with shower
- Two spacious bedrooms with generous closets and full bath with soaker tub

LOWER LEVEL

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- Walls of windows welcome the view and invite you to the expansive covered patios.
- Imagine playing and entertaining in this super space! Gather round the slate pool table or by the cozy gas fireplace in the family room. Sneak away to the ‘man-cave’ games room with granite topped bar complete with wine fridge and pass through to the adjacent Theatre room!
- Window lined bonus area – perfect for dining or exercise
- Fourth bedroom has full ensuite with shower, huge walk-in closet and infra-red sauna and access to the covered patio
- Fifth bedroom with walk-in closet and access to the patios.
- Full bath with tub/shower
- Kitchenette, cool room and exercise area!
- Mechanical room and lots of storage

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