

# \$7,750,000 - 26 Commonage Road, Vernon

MLS® #10356749

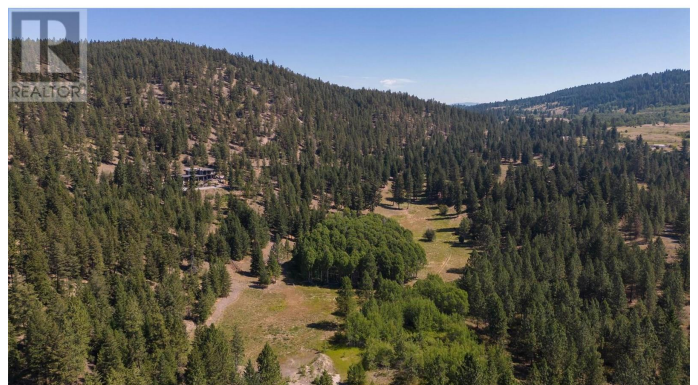
**\$7,750,000**

5 Bedroom, 3.00 Bathroom, 5,758 sqft

Single Family on 144.92 Acres

Commonage, Vernon, British Columbia

144.92 acre estate in Vernon city limits, with only +/- 9.6 acres within the ALR. 5200 plus square foot modern residence, completed in 2016, with five bedrooms and three bathrooms, a stunning pool, and top-of-the-line cosmetics and mechanical systems. Current AGRL zoning permits 12 hectare (30 acre) lots, creating immediate subdivision potential and long-term development potential. The land has significant pasture/grazing land (+/- 21 acres) which has been used for an organic lamb farm, and cattle. There is a small pond, an aspen grove, and significant cross-fencing (electric). Water is via a four gallon per minute well with a cistern system. The home is accessed via a one kilometer private paved driveway. Finishings include polished heated concrete floors, cedar beams, wood burning fireplace plus stove, and grand windows and sliding doors that access the saltwater pool. Outdoor space also has a firepit and hot tub, looking south towards the expansive lake and valley views that span to see the Bennett Bridge in Kelowna. High-efficiency GARN mechanical uses wood, thermal solar, and an electric heat pump. The property is just a few minutes drive to Predator Ridge Golf, Sparkling Hills, the new O'Rourke Winery, and is close to both Lake Country and Vernon. Outbuildings include a barn, and a 60'x40' workshop, perfect for a potential tack room if a buyer wishes to convert the lands to equestrian use. This shop also has a caretaker's suite. The property is adjacent to



Ellison Provincial Park, making for a private location. (id:6289)

Built in 2016

**Essential Information**

Listing #	10356749
Price	\$7,750,000
Bedrooms	5
Bathrooms	3.00
Square Footage	5,758
Acres	144.92
Year Built	2016
Type	Single Family
Sub-Type	Freehold
Style	Other

**Community Information**

Address	26 Commonage Road
Subdivision	Commonage
City	Vernon
Province	British Columbia
Postal Code	V1H1G4

**Amenities**

Features	Central island, One Balcony
Parking Spaces	6
Parking	Additional Parking, Attached Garage, Heated Garage
# of Garages	2
View	Lake view, Mountain view, Valley view, View (panoramic)
Has Pool	Yes
Pool	Inground pool, Outdoor pool, Pool

**Interior**

Heating	Electric In Floor Heating, Forced air, Heat Pump, Other, See remarks
Cooling	See Remarks, Heat Pump
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Wood

# of Stories 2

## Exterior

Exterior Stone, Wood siding  
Exterior Features Underground sprinkler  
Roof Other

## Additional Information

Zoning Unknown

## Listing Details

Listing Office Sotheby's International Realty Canada



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