



6487 DIXON DAM ROAD, VERNON

Presented by

Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN  
REALTY



## 6487 DIXON DAM ROAD, VERNON

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A truly one-of-a-kind equestrian estate set on approximately 10 acres with panoramic views. This exceptional property features an architecturally striking main residence, and world-class horse facilities, while also offering flexibility for a variety of lifestyle opportunities including a premier car collection, or indoor sport court or hockey arena.

Walls of glass, stamped-concrete patios, and beautifully landscaped grounds frame the home. Inside, soaring ceilings, extensive custom millwork, and a dramatic curved staircase define the great room, while the gourmet kitchen is equipped with professional stainless-steel appliances, a breakfast nook, and dining area positioned to capture the views.

The main-level primary retreat offers an opulent ensuite with steam shower, soaker tub, and an impressive walk-in closet. An indoor pool wing with in-floor heating and pool bath adds to the home's resort-style feel.

Upstairs are two bedrooms and a second office with deck access. The lower level is designed for recreation and wellness with a wine room and cellar, theatre, gym, and extensive storage.

Equestrian amenities include 4-stalls, heated tack room, wash stall, hay and shavings storage, paddocks, and a heated indoor riding arena with dust-control system and sound system.

Completing the estate is a large shop, helicopter pad, and detached 1-bedroom guest house. An extraordinary offering where luxury living, recreation, and equestrian excellence come together in an unmatched setting.

## DETAILS

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<b>Address</b>	6487 Dixon Dam Road, Vernon, BC, V1B 3J9	<b>Bedrooms</b>	3
<b>City</b>	Vernon	<b>Bathrooms</b>	6
		<b>Finished Area</b>	11,221 Sq. Ft.

## SPECIFICATIONS

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<b>Lot Size</b>	10.85 Acres	<b>Zoning</b>	ALR
<b>Water</b>	Well	<b>Legal Description</b>	LOT 1 DISTRICT LOT 340 OSOYOOS DIVISION YALE DISTRICT PLAN KAP69107
<b>Sewer</b>	Septic Tank	<b>Ownership</b>	Freehold, Fee Simple
<b>Features</b>	Landscaped, Views, Private, Sprinklers in Ground, Level, Farm, Near Ski Area, Rural		
<b>View</b>	Lake, Mountains, Valley, Panoramic		

## BUILDING FEATURES

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<b>Finished Area</b>	11,221 Sq. Ft.	<b>Fireplace</b>	4 Fireplaces (Gas)
<b>Year Built</b>	2012	<b>Parking</b>	5 Garage Spaces Attached, Garage
<b>Storeys</b>	2	<b>Construction</b>	Cedar, Stucco, Wood Frame, Brick, Steel Frame, Block
<b>Pool</b>	Pool, In Ground, Indoor, Equipment, Heated, Lap	<b>Foundation</b>	Concrete Perimeter
<b>A/C</b>	Central Air	<b>Exterior Features</b>	Balcony, Private Yard, Sprinkler System, Hot Tub
<b>Heating</b>	Forced Air, Natural Gas, Electric, Heat Pump, Radiant Floor	<b>Basement</b>	Full, Finished
<b>Interior Features</b>	Kitchen Island, Double Vanity, High Ceilings, Central Vacuum, Wet Bar, Air Filtration, FirstFloorEntry		

## ROOM SIZES

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### Main Level

Living Room: 27'2" x 25'5"  
4-Piece Bathroom: 5'6" x 14'0"  
Dining Room: 25'0" x 18'6"  
Primary Bedroom: 18'4" x 17'9"  
3-Piece Bathroom: 9'6" x 10'6"  
Office: 24'3" x 31'11"  
Living Room: 20'4" x 19'5"  
2-Piece Bathroom: 5'11" x 7'10"  
5-Piece Ensuite Bath: 18'3" x 13'7"  
2-Piece Bathroom: 7'7" x 5'10"  
Breakfast Room Nook: 5'0" x 7'0"  
Kitchen: 13'5" x 11'7"  
Mud Room: 24'3" x 13'11"  
Kitchen: 19'2" x 20'8"  
Foyer: 17'5" x 21'10"  
Primary Bedroom: 9'11" x 11'7"

### Lower Level

Laundry: 12'4" x 10'10"  
Utility Room: 29'11" x 22'0"  
2-Piece Bathroom: 7'6" x 7'7"  
Wine Cellar: 16'2" x 8'6"  
: 25'5" x 20'10"  
Utility Room: 24'1" x 11'1"  
Storage Room: 10'8" x 14'6"  
: 11'2" x 15'4"  
Storage Room: 33'0" x 15'10"  
Utility Room: 9'1" x 10'8"  
Wine Cellar: 20'5" x 16'4"  
Storage Room: 18'9" x 4'8"  
Bonus Room: 14'10" x 6'2"  
Utility Room: 5'11" x 10'10"  
Storage Room: 21'1" x 15'6"  
Gym: 18'6" x 17'4"  
Utility Room: 3'5" x 10'3"

### Second Level

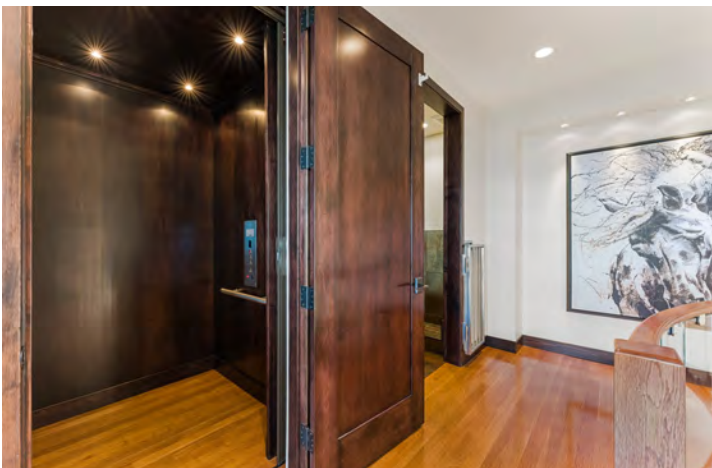
Loft: 12'1" x 12'1"  
Bedroom: 16'2" x 14'0"  
Bedroom: 15'5" x 15'0"  
Office: 14'5" x 18'8"  
4-Piece Bathroom: 6'1" x 11'2"



















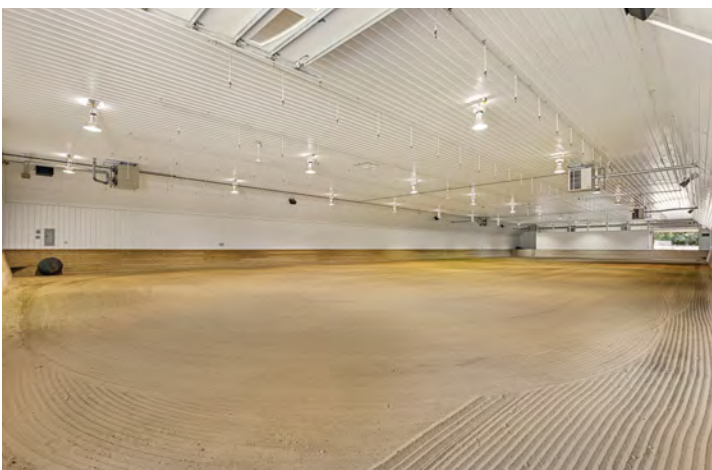






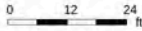






**6487 Dixon Dam Rd, Vernon, BC**

**Main Floor** Exterior Area 5775.01 sq ft  
Interior Area 5495.76 sq ft  
Excluded Area 2094.86 sq ft



PREPARED: 2026/05/12



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**6487 Dixon Dam Rd, Vernon, BC**

**Upper Level** Exterior Area 1308.34 sq ft  
Interior Area 1172.11 sq ft  
Excluded Area 1194.84 sq ft



PREPARED: 2026/05/12



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6487 Dixon Dam Rd, Vernon, BC

Rooftop Exterior Area 175.92 sq ft  
Interior Area 146.26 sq ft



PREPARED: 2026/05/12



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6487 Dixon Dam Rd, Vernon, BC

Lower Level (Below Grade) Exterior Area 4161.41 sq ft  
Interior Area 3962.47 sq ft



PREPARED: 2026/05/12



While regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 6487 Dixon Dam Rd, Vernon, BC

Detached Suite Exterior Area 821.70 sq ft  
Interior Area 757.54 sq ft



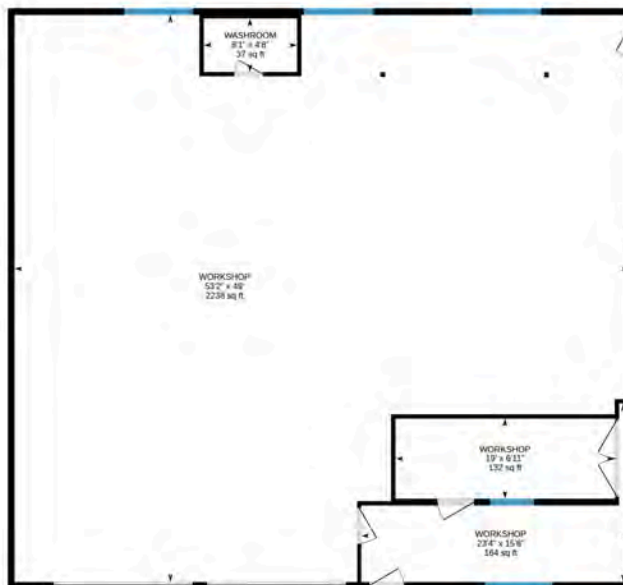
PREPARED: 2026/05/12



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

### 6487 Dixon Dam Rd, Vernon, BC

Detached Shop Excluded Area 2726.99 sq ft



PREPARED: 2026/05/12



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## EXCEPTIONAL FEATURES

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- Extraordinary 10.85-acre luxury estate offering complete privacy, panoramic valley and mountain views, distant views of Okanagan and Kalamalka Lakes, four gated pastures, beautifully landscaped grounds, and a rare blend of luxury residential living and world-class equestrian infrastructure
- Architecturally designed custom residence showcasing exceptional craftsmanship throughout, with soaring ceilings, expansive floor-to-ceiling windows, rich walnut millwork, oak hardwood flooring, curved glass panel staircase with walnut treads and handrails, elevator access to all levels, integrated stereo throughout the home, steam showers, Hunter Douglas blinds, radiant heated main flooring, and extensive smart-home functionality
- Resort-inspired outdoor living spaces include expansive stamped concrete terraces, multiple covered lounging and dining areas with wood ceiling inlays, recessed lighting, commercial-grade ceiling heaters, outdoor speakers, hot tub area, gas BBQ hookup, and seamless indoor-outdoor connectivity designed for large-scale entertaining and year-round enjoyment
- Remarkable indoor wellness amenities include a private spa-inspired indoor pool pavilion with heated travertine tile decking, climate control systems, gas fireplace, walls of sliding glass doors, exterior remote sunshades, integrated speakers, dedicated pool bath with steam shower, and negative-pressure ventilation system for enhanced comfort throughout the home
- Equestrian facilities are truly world-class, highlighted by an Olympic-sized heated riding arena with speaker system, dust-control sprinklers, extensive storage, additional horse barn and tack facilities, fenced paddocks, helicopter landing area, and infrastructure representing an approximate \$3 million investment
- Designed for both luxury living and practical estate management, the property also features a five-car heated garage with dedicated toy/RV storage, commercial-grade compressor system, custom workshop cabinetry, backup diesel generator, underground cistern, reverse osmosis water filtration, two septic fields, and multiple utility systems
- A beautifully finished 1-bedroom, 1-bathroom private guest residence offers exceptional flexibility for extended family, guests, caretakers, or multigenerational living, complete with vaulted ceilings, custom cabinetry, granite surfaces, steam shower, premium appliances, heated covered outdoor living space, private landscaped yard, and quality craftsmanship consistent with the main estate residence
- A truly irreplaceable legacy estate where architectural sophistication, resort-style amenities, and premier equestrian living converge within one of the Okanagan's most exclusive acreage settings

### Inclusions

- Miele panelled refrigerator
- Miele built-in double ovens & dishwasher
- Miele built-in coffee/cappuccino machine
- Viking 6-burner gas range
- Vent-A-Hood professional hood fan
- Fisher & Paykel dishwashers x 3
- Marvel ice maker & beverage fridge
- Gaggenau fridge & Perlick wine chiller
- Sub-Zero freezer drawers x 2
- LG washer & dryer
- Maytag stacking washer and dryer
- Maytag washer & dryer
- Guest House
- LG microwave
- KitchenAid range, dishwasher & fridge
- Maytag stacking washer/dryer

### Mechanical

- Radiant in-floor heating and forced air heating systems
- 3 x American Standard furnaces & 2 x A/C units
- Lennox A/C
- 200-amp service panel x 4
- Bradford White hot water tank
- Triangle Tube boiler system
- Thermasol steam shower
- Reverse osmosis water & water softener
- Lifebreath HRV system
- Hayward pool equipment and
- Goldline pool climate controls
- Simson Maxwell backup power generator
- Underground cistern and pump
- DSC and Maxsys security, CanaVac central vacuum
- Hunter irrigation system

## **MAIN LEVEL**

### **Entry**

- Grand covered entry leads to main entry with solid wood double doors, stamped concrete approach, substantial wood beam detailing, recessed lighting, and commercial-grade outdoor heaters creating a dramatic architectural welcome
- Interior foyer opens to the main living spaces beneath soaring ceilings, anchored by curved architectural lines, oak hardwood flooring, and custom-built storage

### **Living Room**

- The living room showcases extraordinary scale and craftsmanship with 19-foot ceilings, expansive floor-to-ceiling windows, panoramic mountain & valley views, and rich oak hardwood flooring throughout
- A striking double-sided gas fireplace with granite surround creates warm ambience between the living area and indoor pool pavilion, while the custom raised circular platform offers a dramatic setting for a grand piano, statement art installation, or seasonal display
- Seamless indoor-outdoor connectivity and exceptional natural light create a refined and inviting gathering space designed for both intimate evenings and large-scale entertaining

### **Kitchen**

- The kitchen is designed with a true luxury culinary experience in mind, featuring custom walnut cabinetry extending to ceiling height, granite countertops, glass tile backsplash, undercabinet lighting, and premium integrated appliances throughout
- An oversized curved-edge island anchors the space with seating for five, extensive built-in organization, pendant lighting, and abundant preparation space, while west-facing windows frame sweeping views of the grounds and mountains
- Professional-grade appliances include a Viking double gas range with grill, built-in Miele ovens and coffee station, panelled refrigeration, Sub-Zero freezer drawers, and integrated dishwasher systems
- Direct access to the covered outdoor terrace allows for effortless indoor-outdoor entertaining and dining

### **Nook**

- The custom built-in banquette breakfast nook is surrounded by windows overlooking the manicured grounds and paddocks, creating an inviting everyday dining space within the kitchen

### **Dining Room**

- The dining area is positioned beneath soaring 19-foot ceilings and surrounded by dramatic floor-to-ceiling windows that capture panoramic mountain, valley, and property views
- A contemporary linear chandelier defines the space, while motorized blinds and remote control exterior sunshades provide comfort and privacy without compromising natural light

### **Wet Bar**

- The custom curved solid wood bar creates a true entertainer's centerpiece with seating for six, a sculptural walnut-accented ceiling feature, recessed lighting, and exceptional custom millwork
- Features include granite countertops, integrated refrigeration, two Fisher & Paykel dishwasher drawers, Perlick wine chiller, Marvel ice maker, dedicated water tap, display shelving and extensive glassware storage

### **Office**

- Executive office space is designed to accommodate both a private workspace and formal boardroom-style meetings, featuring hardwood flooring, oversized solid wood doors, and expansive east-facing windows
- Custom library-style cabinet with open and closed storage with rolling ladder, layered crown molding, integrated speakers, and a gas fireplace with granite and wood surround create a sophisticated executive environment
- Access to outdoor patio

## **Mudroom**

- The mudroom features extensive floor-to-ceiling custom built-ins, integrated storage, tiled flooring, dedicated dog wash station, and two custom dog bed alcoves
- Direct access to both the garage and exterior parking areas enhances day-to-day functionality

## **Primary Bedroom**

- The main level primary suite features hardwood flooring, expansive floor-to-ceiling windows with breathtaking views, custom drapery, direct patio access, an oversized walk-in dressing room with extensive custom cabinetry, integrated jewelry displays, central storage island, a secondary laundry, and a private 5-piece ensuite

## **Four Bathrooms**

- Spa-inspired 5-piece ensuite features heated tile flooring, expansive maple vanity cabinetry, granite countertops with two under mount sinks, a built-in soaker tub positioned under a picture window with panoramic views, a cozy fireplace, a fully tiled steam shower with rain and handheld shower heads, bench seating
- 3-piece pool bath includes heated travertine flooring, custom cabinetry, quartz countertop with under mount sink and a fully tiled steam shower with dual shower fixtures
- 2-piece powder room features hardwood flooring, floating vanity with vessel sink, granite countertop, integrated mirror lighting, wall-mounted faucets, a dramatic full-height tiled feature wall and a modern ceiling light fixture
- 2-piece bathroom features tile flooring, granite countertop, maple cabinetry, tile backsplash, and oversized vanity mirror

## **Indoor Pool Pavilion**

- The indoor pool pavilion delivers a private recreational experience with heated travertine tile decking, in-ground heated pool, a gas fireplace, integrated speakers, and dramatic walls of sliding glass doors opening directly to the outdoor terraces and lawn areas
- Resort-inspired detailing includes dedicated lounging spaces, built-in plant features, exterior remote sunshades, and advanced climate and ventilation systems designed for year-round comfort

## **Upper Level - Secondary Office**

- The upper-level office features cork flooring, custom built-ins, integrated desk system, glass French doors and peaceful scenic views across the green pastures to the mountains beyond
- Sliding patio doors provide direct access to the upper deck

## **Upper Level - Two Bedrooms**

- The first bedroom features hardwood flooring, oversized windows, custom closet built-ins with soft-close drawers, and a spacious layout filled with natural morning light
- The second bedroom features hardwood flooring, southeast-facing windows, custom built-in closet organization, and beautiful views over the surrounding property

## **Upper Level - Four Piece Bathroom**

- Tile flooring, maple vanity cabinetry with granite countertops, integrated vanity lighting, undermount sink & a fully tiled tub/shower combination with glass enclosure and two shower fixtures

## **Roof Top Loft**

- Panoramic 360-degree views across the valley, surrounding mountains to Kalamalka Lake, windows positioned on all sides
- Hardwood flooring, recessed lighting, integrated speakers and sliding doors to the rooftop deck create an extraordinary retreat ideal for quiet relaxation, entertaining, or seasonal fireworks viewing

## **LOWER LEVEL**

### **Theatre Room**

- The custom theatre room is designed for a true cinematic experience featuring two-tier seating, soundproof construction, plush carpeting, surround sound, Panamorph digital projection system, and oversized acoustic entry doors
- A dedicated concession area includes custom candy display cabinetry, red quartz countertop, sink, and built-in serving space that recreates the atmosphere of a luxury cinema

### **Wine Room**

- The wine lounge combines wide-plank oak flooring, decorative ceiling beam detailing, speakers, gas fireplace, and custom millwork
- Features include a built-in wet bar with maple cabinetry, beverage refrigeration, dishwasher drawer, dedicated water tap, and a glass-enclosed wine storage room with custom racking and exposed brick accents designed to maintain ideal cellar conditions

### **Two Bonus Rooms**

- The first bonus room functions as a flexible studio or creative workspace featuring cork flooring and extensive custom storage systems
- The second bonus room provides secure lock-off storage with built-in shelving and utility sink access

### **Gym/Wellness Space**

- The fitness studio features cork flooring, large wall-mounted mirrors, and flexible open space suitable for gym equipment or yoga practice

### **Laundry Room**

- The lower-level laundry room features, travertine tile flooring, custom cabinetry, pull-out drying systems, integrated desk area, stainless steel sink, and comfort-height Maytag laundry appliances

### **Bathroom**

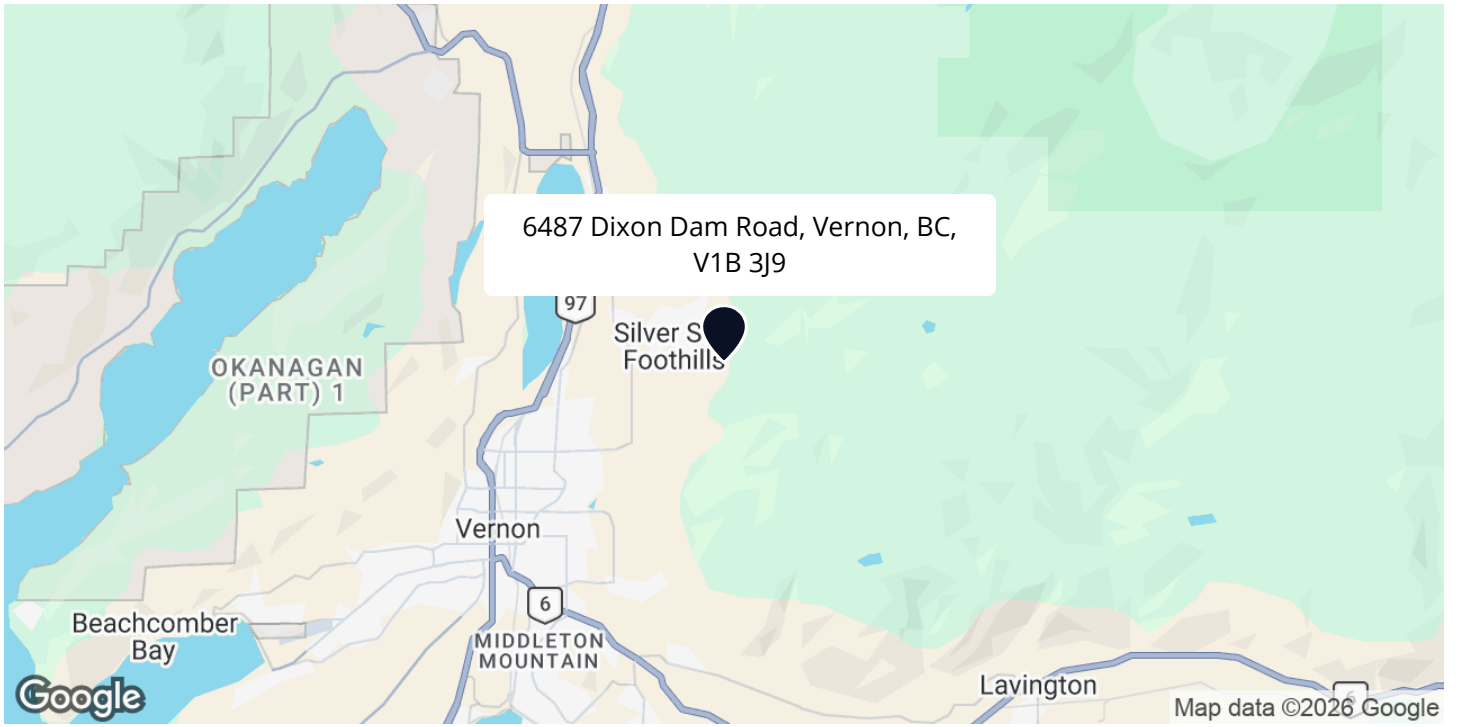
- 2-piece bathroom features hardwood flooring, maple cabinetry with quartz countertop, wall-mounted faucets, integrated mirror lighting, and a fully tiled

### **Storage/Utility**

- Multiple dedicated utility and storage areas provide extensive estate infrastructure including pool systems, cistern equipment, water softening systems, furnaces, built-in shelving, and organized seasonal storage solutions

# LOCATION

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## *A One-of-a-kind Equestrian Estate*

Set on 10.85 Acres with Panoramic Views

Showcasing a rare combination of architectural elegance, resort-caliber amenities, and premier equestrian facilities, this exceptional Vernon estate redefines luxury country living in the heart of the Okanagan. Set against a backdrop of sweeping valley, lake, and mountain views, the property offers an unparalleled lifestyle where privacy, recreation, and refined living come together on a truly grand scale.

— Jane Hoffman

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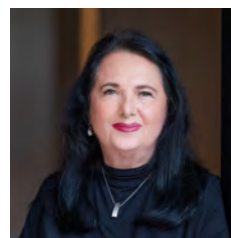


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