



# 3299 McCulloch Road Kelowna British Columbia

\$1,950,000

Expansive and elegant home situated on 2.1 acres in the distinguished area of South East Kelowna! This great home boasts almost 5000 sq. ft, with many updates and improvements throughout! The main part of the home has 3 levels with 5 bedrooms and 5 bathrooms with ample Living Room, Dining and Kitchen areas. THIS HOME ALSO HAS A BEAUTIFULLY UPDATED, SIDE ATTACHED, GROUND LEVEL, 2 BEDROOM IN-LAW-SUITE, APPROX. 1,000 SQ. FEET, KITCHEN, LIVING ROOM, FULL BATHROOM AND MORE! BASEMENT ALSO HAS A SEPARATE ENTRANCE WHICH LEADS TO FAMILY ROOM, 1 BEDROOM, BAR KITCHEN, FULL BATHROOM AND MORE! There is also a detached approx. 1,200 SQ. FT. SHOP which is great for garage, workshop or indoor growing, sorting of fruits, vegetables, micro-greens, which was a previous use. This acreage has a RR1 zoning and not in ALR zoning and has positive potential and space for agricultural uses, rental income streams, estate property and even minor veterinary uses and more! Large swimming pool and area that could be brought back to operating condition by new owners if so desired. Situated only minutes away from Central Kelowna attractions, amenities, golf courses and recreation, this home and acreage is perfectly situated among estate and agricultural properties. Measurements and square footage are approximate, please view measurements, sq. footage with included floor plans. Bring your ideas to make this property your forever home and more! (jd:6769)

- Primary Bedroom 18'10" x 15'10"
- 4pc Ensuite bath 6'5" x 8'5"
- Bedroom 18'9" x 11'6"
- Bedroom 10'5" x 9'6"
- 3pc Ensuite bath 10'5" x 4'2"
- 3pc Ensuite bath 8'6" x 6'6"
- Den 13'10" x 11'0"
- Foyer 13'10" x 11'0"
- Bedroom 17'4" x 11'3"
- Family room 20'6" x 8'7"
- Storage 13'3" x 4'9"
- 4pc Bathroom 9'11" x 4'11"
- Bedroom 11'7" x 11'6"
- Bedroom 15'1" x 10'10"

Listing Presented By:



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Royal

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Storage 16' x 13'9"

Sauna 4' x 3'

3pc Bathroom 10'2" x 9'2"

Pantry 6'11" x 7'

Bedroom 22'5" x 7'5"