



# 4301 MCLEAN CREEK Road Okanagan Falls British Columbia

\$3,900,000

PRIVATE 22-ACRE PROPERTY. The rugged face of Peach Cliff is the backdrop for this fantastic acreage. Currently set up for horse, dog and cat boarding, but the possibilities are endless. There is an expansive Rancher with a private yard, central air, a wood fireplace, a wood stove, and a detached triple bay garage. There are so many remarkable highlights, including a clear-span 177'x77' indoor riding arena with power and lights, a 50' diameter round pen, an outdoor round pen, a 45'x40' hay barn, a 32'x32' tack barn, a wash station, seven pastures, loafing shelters, paddocks, a separate building for the boarding kennel and some misc. outbuildings. There is a ton of potential on this south-facing property; add some vines (a successful vineyard on the neighbouring property) and/or expand the boarding facilities; there are so many options. There is a well on the property and a water license on the creek. Zoned AG1. Duplicate Listing Agricultural MLS 10306651. (id:6769)

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|-------------------------------|---|
| Other 7'11" x 6'              | 4pc Ensuite bath Measurements not available |
| Primary Bedroom 14'1" x 11'8" | Dining room 15'3" x 11'10"                  |
| Living room 16'5" x 11'10"    | Den 17'5" x 12'11"                          |
| Laundry room 8'3" x 7'2"      | Bedroom 12'1" x 11'8"                       |
| Kitchen 14'2" x 13'1"         | Bedroom 11'1" x 11'7"                       |
| Games room 20'4" x 15'11"     | Bedroom 13'3" x 13'                         |
| Foyer 13'7" x 6'              | 4pc Bathroom Measurements not available     |
| Family room 14'5" x 14'2"     | 2pc Bathroom Measurements not available     |

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty

<https://www.winecapitalproperties.com/>



Royal

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