



4535 McCulloch Road Kelowna British Columbia

\$3,325,000

Domeij & Associates proudly presents this premier Southeast Kelowna estate--a 2.47-acre non-ALR estate home zoned RR1 that offers a luxury resort lifestyle! Multiple residences, a swimming pool and pickleball court are at your fingertips while your surrounded by an organic honeyberry /haskap farming crop that you can find in the vibrant Okanagan farm-to-table community. Minutes from Gallaghers Golf Club, this estate offers lifestyle, potential income, and long-term potential. The custom rancher features two separate self-contained residences each with own formal entries, ideal for multigenerational families or income generation. This free flowing floorplan links the main 4-bedroom home with full basement to the legal 1-bedroom suite--each finished with polished concrete floors, bamboo cabinetry and premier appliances. Both overlook the resort inspired backyard anchored by elaborate outdoor covered patio / kitchen facing swimming pool fun! Perfect for seamless indoor-outdoor living. An additional detached shop features ample storage, walk-in refrigeration storage, and in-law 1 bd 1 bath living space. Clean architectural lines, abundant natural light, and exceptional craftsmanship define the home's airy, modern aesthetic. Non-ALR zoning opens doors for future development potential, making this a rare offering for discerning buyers, boutique farmers, or those seeking upscale rural living with a sustainable twist. Come see this exceptional resort style property! (id:6769)

Other 15'11" x 10'10"

Storage 14'5" x 12'7"

4pc Ensuite bath 8'10" x 8'7"

Other 4'10" x 10'5"

Bedroom 14'11" x 10'3"

Media 13'0" x 11'0"

4pc Ensuite bath 8'8" x 6'6"

Other 13'0" x 11'0"

Other 8'0" x 5'0"

Bedroom 11'0" x 12'0"

Games room 26'9" x 18'5"

Family room 16'10" x 19'0"

2pc Bathroom 5'7" x 7'2"

Other 9'5" x 20'0"

Other 19'0" x 39'0"

Other 13'0" x 11'0"

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

<http://www.davedomeij.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Bedroom 16'0" x 10'0"

Other 5'5" x 11'6"

3pc Ensuite bath 8'0" x 10'0"