



4995 Trepanier Road Peachland BC

\$3,929,000

Huge Potential. Fully irrigated Trepanier Creek Water Co-op annual fee \$600. ready for cherry's, vines or convert 2 Large shops to legal grow. Exceptional acreage over 20 Acres of flat land. 3 house plus 3rd house has a addition on the side of it a self contained 2 Bed one bathroom suite. two large shops just 10 minutes from West Kelowna, easy access from HWY 97 connector off Trepanier Exit one minute from Trepanier Creek Regional Park. The 3 Homes are Rented, Including the suite have had substantial upgrades plus the Appliances. Main house is 3,800. sq. ft. & triple drive through garage. The suite addition approx 800. sq.ft. The 2nd House 1,200. sq. ft. 3rd House 1,000. they are both 2 bed 2 bath. Total 10 Bedrooms 8 Baths. Car Port & 1 garage fenced yard for pets. All have C/Air,infrared water treatment, Natural Gas is available onsite.Fenced pasture for 9 Horses.w/ 12 stables Barn & 50' enclosed round riding pen Barn. The 90 x 60 ft. Steel/ Metal drive through shop will park 6 dump trucks easy to extent has heated floors. The 2nd shop is 45 x 70 ft. Will also fit two dump Trucks. 16 ft Doors have offices/ Wash rooms attached offices. 220 Power. There is a truck wash station lube building. Plus additional storage style garage storage buildings. Quality gravel parking lot. Large Hay fields out door fence riding ring. The entire property has Security Cellular integration. Measurement are Approx. Property generates Approx \$10,000. per month rental/ horse boarding.



Herman Neustaedter

Sage Executive Group Real Estate

Phone: 250-864-9197

info@neuhome.com



Sage Executive Group Real Estate

#108 - 1980 Cooper Road ,
Kelowna, BC,

Phone: 250-470-7514

okanaganhomes4sale@gmail.com