



## 1711-1733 Huckleberry Road Kelowna

\$4,500,000

Never before available on the MLS: Huckleberry Point. 3 separate titles with a total of 142.663 acres with spectacular views and development potential. Currently zoned RA (Rural Acreage), allowing for 9.88 acre lots under the Joe Rich Rural Land Use Bylaws of the RDCO. The property has a level airstrip of approximately 1000' in length. 1711 Huckleberry (10.79 acres in size) has a small home and is surrounded with mature trees. 1725 Huckleberry (9.88 acres in size) has a small home perched on the edge of the slope, providing outstanding valley views of the open land below. 1733 Huckleberry (121.993 acres in size, in which approximately 90 acres are cleared with the remainder treed) has double pan-handle access off of Huckleberry Road, contains the airstrip, a stunning lake-view building site, and has a small framed in home (as-is). The sale of 1733 Huckleberry road would be considered in isolation. 1711 + 1725 are not available independently at this time. The properties are serviced by wells; any further development would require independent wells and septic permits on a per-lot basis (or perhaps a community well, buyer to investigate with RDCO). There would be options to sell/sever off portion of the properties to neighbors who may wish to expand their land sizes. Zoning allows 1 single family home (or 2, if 19.7684 acres or larger) and an unrestricted number of outbuildings to house allowable uses. Agritourism is a permitted use. None of the property in the ALR.



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