



## 2082 Huckleberry Road Kelowna British Columbia

\$1,499,000

Set on 10.57 acres of completely usable land in the Joe Rich area, this exceptional rural property offers a rare combination of space, privacy, and infrastructure suited for hobby farming, equestrian use, or multi-generational living. The four bedroom, three bathroom single family home features two kitchens and a spacious 42' x 16' recreation room on the lower level, providing flexibility for extended family or guests. Heating is efficient and versatile with a wood stove, pellet stove, and forced-air electric, complemented by 200-amp power. The home opens to a newly redone composite deck, perfect for enjoying the peaceful surroundings. The land is thoughtfully developed with six grass pastures, four additional pastures complete with animal shelters, an outdoor riding arena, and 23 gates, all within a fully fenced and private, lockable gated property. Outbuildings are abundant, with more than ten detached accessory buildings including a barn, workshop, cabin, and two outhouses, offering extensive storage and functional space. The charming log cabin, constructed from cedar harvested directly from the property, adds character and potential for guest accommodation or creative use. Water systems are robust and self-sufficient, featuring a 1,500-gallon and a 3,500-gallon cistern, along with water purification. Additional highlights include eight stalls of covered parking, an 8' x 12' greenhouse, and a resurfaced driveway completed in 2025. Private, peaceful, and incredibly well-equipped, this is a rare opportunity to own a truly versatile acreage with endless possibilities in a beautiful natural setting. (id:6769)

Bedroom 13'7" x 7'8"

Storage 7'9" x 4'4"

Bedroom 12'10" x 15'3"

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

Primary Bedroom 13'11" x 13'6"

Laundry room 6'11" x 8'3"

4pc Bathroom 5'9" x 9'1"

Bedroom 10'11" x 9'10"

Kitchen 11'1" x 7'6"

Listing Presented By:



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Sotheby's International Realty  
Canada

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Recreation room 42'0" x 16'4"

Workshop 29'6" x 23'4"

Dining room 11'1" x 13'10"

Living room 16'8" x 13'6"

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