



## 2770 Schram Road Kelowna British Columbia

\$2,400,000

Endless Business Potential on 14.37 Acres - Former Yoga Retreat with Equestrian Appeal. Welcome to 2770 Schram Road, an inspiring 14.37-acre estate bordering Crown land and nestled alongside Joe Rich Creek. Formerly operated as a yoga retreat, this unique property offers an exceptional opportunity for those seeking a wellness sanctuary, a boutique Airbnb experience, or a premium equestrian setup. The fully renovated 7-bedroom, 7-bathroom farmhouse offers over 5,000 sq. ft. of thoughtfully designed living space, with wall-to-wall windows in the living room that fill the home with natural light and capture the tranquil surrounding beauty. The gourmet kitchen is a chef's dream, featuring stainless steel appliances, a 6-burner gas range with double oven, a built-in wall oven, deluxe refrigerator, and an oversized butcher block island perfect for entertaining or large-scale meal prep. Interior fire sprinklers have been added for peace of mind and commercial viability. The spacious home is complemented by expansive outdoor green space, ideal for hosting retreats, workshops, or events. Additional features include: A newly renovated 60 x 60 over-height barn with a new concrete floor and updated electrical A 2,300 sq. ft. storage/shop building (id:6769)

Utility room 14'7" x 7'11"	Storage 3'0" x 6'3"
Recreation room 34'3" x 16'7"	Storage 8'8" x 6'4"
Primary Bedroom 17'9" x 12'6"	Storage 8'3" x 11'8"
Laundry room 7'1" x 8'5"	Workshop 34'7" x 24'0"
Kitchen 12'4" x 6'5"	Workshop 34'7" x 34'11"
Other 13'8" x 15'6"	Other 48'9" x 55'7"
Bedroom 12'3" x 12'10"	Primary Bedroom 11'1" x 17'4"
Bedroom 12'11" x 12'10"	Mud room 12'9" x 7'3"

4pc Ensuite bath 6'4" x 9'0"

4pc Bathroom 9'1" x 5'3"

Living room 24'9" x 17'0"

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