



# 3605 Luxmoore Road Kelowna British Columbia

\$2,465,000

1.98 acres in a tranquil location in SE Kelowna -This open concept home offers country living at its best. Walk through the stunning entrance way and enter the spacious living room with a vaulted ceiling. Steps away is the kitchen + family room offering an ideal home for a family or entertaining guests. The large primary bedroom (complete with a soaker tub in the ensuite) extends out to a deck where the connection to nature is steps away. Comfort and peace are in abundance. The land is flat and surrounded by trails and nature. For the equestrian enthusiast, this property is ideal! You can hack your horse right off the property and never touch a road. Fenced and cross fenced paddocks with 2 stall barn and tack room, with power. This property is an open canvas - zoned RR1 it is not in the ALR. As a bonus there is a flourishing VR here! - financials are available on request. Do not miss this opportunity- book a tour and see this amazing property! (id:6769)

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|--------------------------------|-------------------------------|
| Loft 16' x 16'1"               | Bedroom 12'9" x 13'4"         |
| Bedroom 11'6" x 11'2"          | Full bathroom 6'4" x 10'7"    |
| Bedroom 18'4" x 13'7"          | Other 5'8" x 11'10"           |
| Full bathroom 12'3" x 7'       | Den 13'8" x 15'7"             |
| Other 12' x 5'5"               | Laundry room 6'1" x 7'1"      |
| Storage 14'9" x 5'3"           | Family room 24'9" x 23'3"     |
| Utility room 12'11" x 5'10"    | 5pc Ensuite bath 9'3" x 16'6" |
| Storage 18'5" x 19'3"          | Primary Bedroom 19'6" x 23'1" |
| Recreation room 25'11" x 50'3" | Living room 20'11" x 18'5"    |
| Bedroom 12'11" x 22'2"         |                               |

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