



# 535 Curtis Road Kelowna British Columbia

\$1,799,000

Family friendly 2 acres with a huge shop, fully paved driveway and large grassy, fenced fields in North Glenmore. Whether you're into farm animals, pets, parking for toys or need a shop for any other hobbies or small business, this property has what you need. The A2 zoning is not ALR and allows additional development in the way of a legal suite, potential duplex build and opportunity for a home based business. On site produced/manufactured retail sales and up to 2 employees permitted (some exclusions/restrictions apply). Cannot subdivide or build a detached 2nd dwelling at this time but you can build bigger and/or ad a living space in the way of a legal suite. Fantastic location within biking distance to schools and shopping too. This is a nicely appointed 4 bedroom, 2.5 bathroom home with over 2500sqft of living space and a nice list of updates. Custom Kitchen, updated Appliances (brand new fridge), custom Ensuite, newer vinyl windows and power in place for your future hot tub. Main floor living areas feature vaulted wood beam ceilings with oversized windows in the living room & 2 decks for enjoying the views of the property and mountains. The shop is a massive 40'x32' footprint with 3 garage doors (7' & 12' in height), overhead gas heat, mezzanine storage and fully powered. The 2 acres are divided into four fenced areas ranging in size. We've got everything from secured pet zones to larger horse friendly areas. Measurements and sqft taken from iGuide. (id:6769)

Other 20'3" x 12'0"

Other 24'0" x 12'0"

Dining room 8'0" x 13'3"

4pc Bathroom 9'10" x 5'3"

Bedroom 9'11" x 11'8"

4pc Ensuite bath 11'4" x 5'10"

Primary Bedroom 16'8" x 11'6"

Living room 15'0" x 13'10"

Kitchen 12'0" x 11'0"

Other 14'2" x 4'2"

Other 4'4" x 7'0"

Other 18'3" x 20'4"

Other 10'1" x 13'6"

Workshop 42'2" x 31'1"

Other 9'3" x 7'5"

Mud room 11'7" x 8'0"

Bedroom 14'6" x 8'2"

Office 9'2" x 7'5"

3pc Bathroom 11'5" x 6'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.kirks.ca/>

**RE/MAX Kelowna**

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