



## 1135 Graf Road Kelowna British Columbia

Rutland North

**\$2,750,000**



Stunning estate with established blueberry farm in an unbelievable central location. Immediately upon entering through the gates of the property and passing through the tree-lined driveway, there is a great sense of privacy and serenity on this 5+ acre parcel. The 4 bedroom, 5 bathroom 4000+ sq.ft. home is perched on the hill, maximizing the outstanding city, lake and valley views ahead. Wonderfully landscaped with mature foliage, level yard, and a 20'x'40' in-ground pool. The home offers a triple car garage w/ workshop + storage place, a stunning kitchen w/ emphatic skylight and built-in subzero fridges, wall ovens and lake-views. Master on the main w/ 6-pce ensuite, as well as a mirrored upstairs master with the same floor plan. Huge detached workshop that is both insulated and heated. Approx. 5100 bushes of blueberries heading into their 3rd year, approaching maturity. Mix of Blue Crop + Duke varieties, fed by drip-lines. Meticulous care over the years, ready for a new buyer to continue the entrepreneurial endeavor or to simply lease out for stabilized income and farm status for low taxes. The gently sloping land provides both air + water drainage for low risk of frost. There are so many options for this property and the replacement value alone is incredible; truly a property that must be seen in person to appreciate as a centrally located privacy estate. (id:6769)

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