



## 3299 McCulloch Road Kelowna British Columbia

South East Kelowna

**\$1,935,000**



EXCELLENT INVESTMENT PROPERTY WITH HUGE RENTAL POTENTIAL AND MORE! Expansive and elegant home situated on 2.1 acres in the distinguished area of South East Kelowna! THIS GREAT HOME boasts almost 5000 sq. ft, with many updates, improvements throughout! The main part of the home has 3 levels with 5 bedrooms + 5 bathrooms, ample Living Room, Dining and Kitchen areas. THIS HOME ALSO HAS A BEAUTIFULLY UPDATED, SIDE ATTACHED, GROUND LEVEL, 2 BEDROOM IN-LAW-SUITE, APPROX. 1,000 SQ. FEET, KITCHEN, LIVING ROOM, FULL BATHROOM AND MORE! BASEMENT HAS A SEPARATE ENTRANCE WHICH LEADS TO FAMILY ROOM, 1 BEDROOM, BAR KITCHEN POTENTIAL, FULL BATHROOM AND MORE! Detached SHOP has 1,200 SQ FT. with 200 AMP service, perfect for garage, workshop or indoor growing, sorting of fruits, vegetables, micro-greens, which was a previous use. Acreage has a RR1 zoning and not in ALR zoning and has positive potential and space for agricultural uses, rental income streams, estate property and even minor veterinary uses and more! Large swimming pool-patio area that could be brought back to operating condition by new owners if desired. Situated only minutes away from Central Kelowna attractions, amenities, golf courses and recreation, this home and acreage is perfectly situated among estate and agricultural properties. Measurements and square footage are approximate, please view measurements, sq. footage wit...



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

**Paul Maier**

Oakwyn Realty Okanagan

Phone: (250) 215-1297

<http://www.bestokanaganrealestate.com/>

