



## 3544 Elliott Road West Kelowna British Columbia

Westbank Centre

# \$1,750,000



The ultimate shop property! This 3.75 acre pan-handle property has a nice private feel and is walking distance to West Kelowna amenities. It features a 3,000 sq ft shop along with 2 large barns that are 5,000 sq ft each providing the perfect property to generate storage income. The property is Zoned A1 and in the ALR offering a number of possible options for agricultural activities or other hobbies and interests. It currently has Farm Status and is on city water with separate rates for house and acreage. There's just under 2 acres currently planted with hay and plenty of open space available for other pursuits. A charming 1330 sq ft, 2 bedroom & 2 bath home features a peak-a-boo lake view, an open concept plan with great lighting and patio space at the front and the rear. A newer heat pump provides comfortable temperatures year round and there's a gas fireplace as well. This gently sloping property is surrounded by farm land with some lake views at the back and presents a rare opportunity for those looking for something special! Measurements for the outbuildings are as follows: Shop is 40x75. Low Barn 35x150. High Barn 34x134 +. (id:6769)

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