



## 4430 June Springs Road Kelowna British Columbia

South East Kelowna

# \$4,850,000



Unique opportunity to own private estate with commercial capabilities, ideal for headquarters, workshop, collector's compound, hobby farm exceptional estate combines commercial-scale infrastructure, luxury living, future flexibility on this usable 10-acre parcel. Surrounded by Crown land, protected covenant areas, it offers a rare opportunity for business owners, trades professionals, collectors, entrepreneurs, and families seeking a live-work lifestyle.

Commercial-Grade custom-built shop spans approximately 54' x 120' on main level plus 1,500 sf upper floor, representing one of the most impressive private commercial-style facilities. Built to commercial specifications 2x10 framing, 20-ft engineered walls, spray foam insulation, metal roof and siding, the shop features in-floor heat, forced air, separate power, septic and dedicated 30+ GPM well. Purpose-built for serious operations, incl. full-length mechanic pit, oil separator, sump drainage system, 220V welding outlets, compressed air distribution, hardwired ethernet, office space, gym, lounge, wet bar, 3 full bathrooms, potential suite conversion. The 5,200 sf home offers 4 bedrooms, den/home office, theatre room, finished basement with suite potential, and triple-car garage. Corner parcel with access from 3 sides, Fully fenced and cross-fenced, Livestock-ready with watering systems, Electric gated entrance. 30' x 65' Cov...



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

### Bert Ter Horst

Coldwell Banker Executives Realty

Phone: (250) 317-7346

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

