



## 9801/9809 GOULD Avenue Summerland British Columbia

Summerland Rural

**\$3,998,000**



Experience luxury living on an expansive 11.3-acre parcel in scenic Summerland, featuring four distinct dwellings, including the main house and auxiliary buildings, offering endless possibilities for multi-generational living or entrepreneurial ventures. The main residence, divided into three units with exterior locking doors, boasts 12 bedrooms, 6 full bathrooms, and 2 half bathrooms. Main house 7500 sqft addition done in 2017. Immerse yourself in entertainment with a spacious theatre room, indoor gym area, and the potential for a private bowling alley. Outdoors, indulge in recreational amenities like a covered in ground pool with skylights, a paved and fenced sports court, and a riding paddock. The property is equipped with a barn, animal shelters, shops, garages, and an underground irrigation system. Marvel at the stunning Okanagan Valley views and explore the potential for a vineyard, orchard, wedding venue, or horse ranch. The second dwelling, with 3 bedrooms and 1 ½ baths, features a bright open kitchen and living space, along with a private deck. Currently rented for \$2500.00, the tenants wish to stay. Close proximity to downtown. Property offers city water, heat pumps, air conditioning, and a paved circle driveway. The historic charm of Kettle Valley train tracks borders the property. Priced well below the appraised value of \$4,500,000.00 prior to installation of 54...



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