



11937 Bartell Road Lake Country British Columbia

\$3,180,000

High-Profile 8.91 acre farm with established farm market, cherry crop and comfortable home with in-law suite. Strategically situated on Lake Country's Oceola & Bartell Roads, this gem boasts a prime location that's impossible to miss! Next to many retailers, with good proximity to the highway, this property guarantees a steady stream of traffic. More than just a farm; it's a thriving business! The well-constructed market building comes complete with a spacious commercial cooler, easy access, parking lot, ample storage, & retail space. It was even designed with a second story in mind. Approx. 5.5 acres in production, with 3.5 in cherries, 1.5 in peaches, 1 for various market offerings, another acre of young cherry trees, and remaining land for more crops or storage. Enjoy the rare convenience of a city sewer connection and of course agricultural taxes and water rates. The comfortable home, accessed via a quiet driveway off Bartell, offers stunning views of Wood Lake. The main floor boasts 10' ceilings and a dedicated driveway. It features a welcoming foyer, abundant windows, spacious master suite with an ensuite, two additional bedrooms and bathrooms, and an office/laundry room. The large kitchen with a family room, as well as a separate living room, provide ample living space for the family. An independent upper two-bedroom in-law suite, with vaulted ceiling, also has its own driveway/parking area. Please enjoy the drone tour of this turn-key lifestyle and career opportunity. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com

- Full bathroom 7'3" x 7'4"
- Bedroom 11' x 10'4"
- Primary Bedroom 9'9" x 16'5"
- Pantry 4'6" x 4'8"
- Kitchen 11'6" x 12'1"
- Dining room 11'6" x 4'8"
- Living room 12'9" x 12'3"
- Foyer 5'5" x 5'5"
- 3pc Bathroom 9'9" x 4'8"
- Bedroom 9'11" x 11'7"
- Bedroom 10'4" x 15'9"
- Other 5'1" x 11'2"
- 3pc Ensuite bath 10'8" x 5'10"
- Primary Bedroom 13'3" x 11'2"
- Den 11' x 9'9"
- Family room 16'6" x 11'2"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Partial bathroom 4'1" x 5'10"

Kitchen 19'11" x 10'10"

Other 8'11" x 4'8"