



1566 Rutland Road Kelowna British Columbia

\$1,999,999

Get back to the land without leaving town! Excellent site for a variety of farm market sales. Incredibly central, fertile 4.25 acre fenced farm on the border between residential and farmland, with it's central locale, flat site and frontage on Rutland Road! Do you have other farms and need a place to sell your wares, have dreams of starting your own agricultural biz or just living off the land? Soil here is hard to beat and would suit a variety of crops, having been responsibly farmed for generations. An engineered steel building 30x44 ft wide with 12ft+ of height, oversize and regular overhead doors to accommodate an RV, roughed-in for bathroom and wired for power, awaits your ideas. The home is clean although full of treasures and set back nicely from the street. Well suited to a family with 4 bedrooms, easily 5 and two bathrooms. Multiple sheds and outbuildings plus a duck pond visited by resident wild ducks who pop by daily for a visit and a snack. If farming isn't your scene there's potential for leasing land or other ventures such as horse boarding, pet resort / kennel or livestock. You'd have no shortage of clients happy to visit such a central location! Zoned A1 in the ALR, fully irrigated by BMID, serviced by city sewer and full of potential! Minutes to the airport, YMCA, Rutland Town Centre with shopping restaurants & more and a short drive from Big White Ski Resort. Invest here for your family, business or both. Please call us to view & enjoy our virtual tours. (id:6769)

Storage 11'11" x 6'6"

Laundry room 14'8" x 8'8"

4pc Bathroom 8'3" x 7'4"

Bedroom 11'11" x 16'2"

Bedroom 11'11" x 15'11"

Bedroom 12'4" x 15'8"

Sunroom 17'9" x 7'2"

Bedroom 12'5" x 8'10"

Primary Bedroom 12'4" x 13'0"

4pc Bathroom 8'11" x 7'3"

Kitchen 13'8" x 15'8"

Living room 13'10" x 23'10"

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

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 MLS®, 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.