



## 1685 Boone Court Kelowna British Columbia

\$1,350,000

Private 5.12 acre property in the sought-after Joe Rich neighbourhood, designed for those who value space, privacy, and the freedom to live, work, and play. This 3 bed/ 3 bath home offers 2,355 sqft of living space, including vaulted ceilings in the main living area, an oversized rec room, and an attached double car garage. At the heart of the property is an exceptional 64x40 shop with 12 ft ceilings, two 10 ft overhead doors, heated floors, 400 Amp phase 3 power, 2 offices and a bathroom plumbed for a shower. Built with ICF construction (approx. 12" walls) and fully permitted, the shop also features a 20x50 front slab, a 25x40 lean-to for additional covered parking. The land offers ample usable space, privacy, parking, 2 RV hookups, along with a large covered deck and hot tub to enjoy the surroundings. Located just 15 minutes from Kelowna, with direct access from the property to James Lake, Postil Lake, and 100kms of more trails. Book your private showing today and experience the full potential of this unique acreage. (id:6769)

Other 7'5" x 8'5"

Utility room 5'9" x 8'

Recreation room 30' x 16'6"

Laundry room 5'8" x 7'11"

Other 26'11" x 28'9"

Bedroom 8'10" x 8'10"

3pc Bathroom 5'9" x 10'4"

Bedroom 10'2" x 8'4"

Primary Bedroom 17'2" x 16'4"

Living room 15'6" x 17'6"

Kitchen 15'7" x 23'2"

4pc Bathroom 4'11" x 12'10"

3pc Ensuite bath 10'9" x 4'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://tjsteph.com/>

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