



3525 McKellar Road West Kelowna British Columbia

\$1,995,000

Nestled in a stunning valley surrounded by mountain views, this 9.67-acre property offers the perfect blend of tranquility and convenience. Enjoy the peace and serenity of a wilderness retreat, while being just a 5-minute drive to amenities such as Save-On-Foods. Zoned RU4, this versatile property is ideal for a wide range of uses - private rural getaway, a hobby farm, a base for your construction business, equipment storage, home based business, short term rental, etc. Property Features: Main Residence: A solidly built home featuring 3 bedrooms, 2 bathrooms, a spacious study/library area, and two recently added 2-bedroom in-law suites with private entrances. Detached Workshop: A fully insulated 1,500 sq. ft. shop currently rented on a month-to-month for \$1,800/month. Boat/Equipment Shed: 12' x 24', suitable for storing tools, agricultural equipment, or recreational gear. Storage Building: A small outbuilding for storage. Well House: More storage capacity. Development Potential: A second dwelling of up to 3,000 sq. ft. is permitted on the property -- for rental income, a bed & breakfast, or multi-generational living. Decommissioned Mobile Home: Still on site, no longer in use. Additional Highlights: Not in the ALR (Agricultural Land Reserve), offering greater flexibility in land use. Backs onto 10 acres of Crown Land, enhancing privacy and recreational opportunities. All measurements are approximate. Please verify if important. Quick possession possible (id:6769)

Bedroom 11'0" x 11'9"	Kitchen 4'1" x 3'0"
Full bathroom 8'0" x 7'1"	Full bathroom 6'1" x 5'5"
4pc Ensuite bath 10'0" x 7'0"	Full bathroom 7'1" x 5'3"
Bedroom 11'10" x 11'8"	Bedroom 12'3" x 13'1"
Bedroom 11'10" x 11'9"	Foyer 11'1" x 10'1"
Primary Bedroom 18'7" x 14'3"	Bedroom 11'1" x 9'3"
Kitchen 13'0" x 11'5"	Laundry room 11'0" x 8'2"
Dining room 14'0" x 12'4"	Full bathroom 11'0" x 5'11"

Listing Presented By:



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Living room 19'2" x 14'0"

Bedroom 11'1" x 14'1"

Kitchen 3'4" x 2'3"