



# 9205 McCulloch Road Kelowna British Columbia

\$1,495,000

A rare opportunity to own 78 stunning acres in scenic Joe Rich--just 40 minutes from Kelowna! This expansive 6-bedroom + den, 5-bath home (with 3 private ensuites!) offers nearly 5,000 sq.ft. of living space--perfect for large families, multi-generational living, or anyone seeking privacy, freedom, and a peaceful rural lifestyle. Bonus: your own private creek runs through the property. The custom layout features oversized bedrooms, walk-in closets, multiple living areas, formal dining, ample storage, and a spacious triple garage. Numerous system upgrades have been completed for comfort and long-term efficiency--including a high-efficiency boiler and water tank (\$30K+), new water pump and pressure tank with on-demand valve, full water filtration system, pellet stove, wood fireplace, garage heater, and wall-mounted electric heaters throughout. Interior improvements include updated lighting, new flooring and fresh paint in key areas, a fully renovated ensuite with heated floors, tongue-and-groove wood ceilings, newer appliances, and most exterior doors replaced--including a \$10K high-end accordion door opening onto the back patio. Suite potential exists in the east wing of the home, with hookups already in place. With panoramic views, a fenced dog run, endless parking, and wide-open space for animals, recreation, or hobby farming--this is your chance to live the lifestyle you've been dreaming of. Just 4 mins to Hydraulic Lake, 30 minutes to Big White, and 50 minutes to YLW! (id:6769)

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|-------------------------------|------------------------------|
| Bedroom 15'9" x 12'3"         | Other 8'0" x 6'8"            |
| Bedroom 12'8" x 9'6"          | 3pc Ensuite bath 8'3" x 9'0" |
| 3pc Ensuite bath 8'10" x 5'0" | Laundry room 5'6" x 5'5"     |
| Bedroom 12'8" x 17'10"        | Dining room 14'10" x 14'6"   |
| Other 26'9" x 19'1"           | Kitchen 17'7" x 17'1"        |

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REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,  
Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

Full bathroom 7'4" x 6'0"

Exercise room 15'7" x 22'2"

Primary Bedroom 19'3" x 17'4"