



1135 Graf Road Kelowna British Columbia

\$2,600,000

Stunning estate with established blueberry farm in an unbelievable central location. Immediately upon entering through the gates of the property and passing through the tree-lined driveway, there is a great sense of privacy and serenity on this over five acre parcel. The four bedroom, five bathroom 4000+ square foot home is perched on the hill, maximizing the outstanding city, lake and valley views ahead. Wonderfully landscaped with mature foliage, level yard, and a 20'x'40' in-ground pool. The home offers a triple car garage with workshop and storage place, a stunning kitchen with emphatic skylight and built-in subzero fridges, wall ovens and lake views. Master on the main with a six piece ensuite, as well as a mirrored upstairs master with the same floor plan. Huge detached workshop that is both insulated and heated. Approximately 5100 bushes of blueberries heading into their third year, approaching maturity. Mix of Blue Crop + Duke varieties, fed by drip-lines. Meticulous care over the years, ready for a new buyer to continue the entrepreneurial endeavor or to simply lease out for stabilized income and farm status for low taxes. The gently sloping land provides both air and water drainage for low risk of frost. There are so many options for this property and the replacement value alone is incredible; truly a property that must be seen in person to appreciate as a centrally located privacy estate. (id:6769)

Bedroom 14'2" x 17'1"
6pc Ensuite bath 15'7" x 16'3"
Other 11'1" x 7'1"
Primary Bedroom 15'6" x 18'1"
Bedroom 12'1" x 15'2"
4pc Ensuite bath 10'11" x 4'11"
3pc Bathroom 8'10" x 9'6"
6pc Ensuite bath 15'10" x 15'11"
Other 12'1" x 7'1"

Primary Bedroom 15'3" x 17'10"
2pc Bathroom 6'0" x 4'11"
Den 14'1" x 14'2"
Family room 22'3" x 15'7"
Dining nook 13'9" x 11'10"
Kitchen 18'7" x 15'10"
Dining room 13'7" x 15'0"
Living room 24'4" x 22'0"
Poyer 7'0" x 10'10"

Listing Presented By:



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Royal

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