

# 1135 Graf Road Kelowna British Columbia

$2,600,000

Set behind a gated, tree-lined driveway, this exceptional 5+ acre estate offers a rare combination of privacy, sweeping views and agricultural opportunity in a remarkably central location. Perched on the hillside, the four-bedroom, five-bathroom residence spans over 4,000 sq. ft., capturing outstanding views of the city, lake and surrounding valley. Thoughtfully designed to embrace its setting, the home features a stunning kitchen with an impressive skylight, built-in Sub-Zero refrigeration, wall ovens and beautiful lake views. The primary suite is conveniently located on the main level, complete with a six-piece ensuite, while a second, similarly appointed primary suite upstairs offers excellent flexibility for family or guests. Outside, mature landscaping, a generous level yard and a 20' x 40' in-ground pool create an inviting setting for entertaining and everyday enjoyment. A triple-car garage with workshop and storage, along with a substantial detached, insulated and heated workshop, provides exceptional space for vehicles, equipment and hobbies. Adding another dimension to this remarkable property is an established blueberry operation featuring approximately 5,100 bushes, primarily Bluecrop and Duke varieties, irrigated by drip lines. The gently sloping acreage offers natural air and water drainage, helping mitigate frost risk, while the property's existing infrastructure and meticulous care provide an excellent foundation for continued agricultural use. A new owner may choose to carry on the farming operation, explore leasing opportunities or simply enjoy the benefits of the additional acreage. With its combination of substantial residential improvements, established agricultural potential, incredible views and an exceptionally convenient location, this is a unique estate offering possibilities rarely found in one property. A truly special offering best appre...

Bedroom 12'1" x 15'2"

Primary Bedroom 15'3" x 17'10"

4pc Ensuite bath 10'11" x 4'11"

2pc Bathroom 6'0" x 4'11"

Bedroom 14'2" x 17'1"

Den 14'1" x 14'2"

6pc Ensuite bath 15'7" x 16'3"

Family room 22'3" x 15'7"

Other [illegible]

Dining nook [illegible]

Primary Bedroom 13'6" x 18'1"

Kitchen 18'7" x 13'10"

Listing Presented By:

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Sotheby's International Realty Canada

https://hallcassiemarshall.com/

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3pc Bathroom 8'10'' x 8'6''
6pc Ensuite bath 15'10'' x 15'11''
Other 11'2'' x 7'1''
Dining room 13'7'' x 15'0''
Living room 21'4'' x 22'0''
Foyer 17'4'' x 11'0''

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