



# 3155 Mathews Road Kelowna British Columbia

\$1,450,000

Enjoy silence punctuated only by birds singing and horses nickering. This 1.58 acre hobby farm is serenity, space and privacy - just minutes from the hustle of town. The meandering driveway leads you to a meticulous property complete with a fully updated rancher, detached studio suite with a full bathroom that serves as an extra bedroom steps away from the main house. PLUS a detached office/studio/teen clubhouse. The main house has a renovated floor plan including a spacious kitchen with peninsula eating bar and stainless steel appliances, and a dining room with built-in shelving opens to a large living room with gas fireplace. Two generous bedrooms highlighted by the primary suite with 4 piece ensuite. The back doors lead you to the beautifully landscaped yard with the horse paddocks beyond. The backyard is a fully fenced oasis with a huge deck, above ground pool and endless green grass. Beyond the yard are four generous sized horse paddocks, each with a metal sided shelter and a thoughtfully developed infrastructure that includes an underground power grid and irrigation system throughout that allows for heated water buckets and individual water hydrants that service each paddock. Three large pastures for summer grazing of horses, goats, llamas, you name it! A barn, hay structure and several storage sheds complete the farm. Absolutely unique - turnkey and ready for you to fulfill your Okanagan Hobby Farm lifestyle. (id:6769)

Full bathroom 5'6" x 9'7"

Bedroom 13'5" x 14'6"

Laundry room 7'1" x 8'7"

Full bathroom 5' x 8'4"

Full ensuite bathroom 11'1" x 7'11"

Primary Bedroom 13'8" x 14'9"

Bedroom 10'4" x 11'1"

Dining room 10'7" x 12'1"

Living room 14' x 13'

Kitchen 17'3" x 10'7"

Other 23'6" x 11'7"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://maureen-yakimchuk.c21.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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