



# 319 Valley Road Kelowna British Columbia

\$2,999,000

A rare opportunity to own 11 acres of productive farmland in the highly sought-after North Glenmore area of Kelowna. Mere minutes from the city while offering the privacy and tranquility of rural living, 319 Valley Road combines a thriving orchard operation with exceptional flexibility for multi-generational living, rental income, or agricultural use. This unique property features approximately 9 acres of established Sentennial cherry production, planted approximately seven years ago and benefiting from the fertile soils and favourable growing conditions that have made the Okanagan Valley one of Canada's premier fruit-growing regions. The property offers two residences, making it an ideal opportunity for extended family living, farm staff accommodation, or supplemental rental income. The first residence encompasses more than 2,300 sq.ft., and features three bedrooms, two bathrooms, and a basement wet bar, providing comfortable and versatile living space, while the second home encompasses more than 1,100 sq.ft., and offers a bright walkout design with two bedrooms and one bathroom. Both homes have undergone modern updates, blending comfort with the charm of country living. Outbuildings provide ample storage and utility for farming equipment, vehicles, recreational toys, or workshop space, while the abundance of parking ensures there is room for family, guests, and agricultural operations alike. Surrounded by the natural beauty of North Glenmore, the property offers a peaceful rural atmosphere without sacrificing convenience. Located only minutes from schools, shopping, restaurants, recreation, and Kelowna International Airport, this exceptional property offers the rare combination of productive agricultural land, multiple residences, and close proximity to urban amenities.

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Utility room 15'1" x 10'9"

3pc Bathroom 7'7" x 6'6"

Other 7'9" x 9'4"

Bedroom 10'8" x 14'6"

Family room 15'6" x 11'2"

Other 5'9" x 15'6"

Primary Bedroom 16'6" x 13'1"

Kitchen 10'1" x 16'2"

Dining room 9'6" x 10'2"

Living room 18'5" x 14'1"

Full bathroom 7'10" x 11'0"

Dining room 8'7" x 11'2"

Listing Presented By:



Originally Listed by:

Sotheby's International Realty  
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<https://hallcassiemarshall.com/>



Royal

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Laundry room 10'1" x 9'6"

3pc Bathroom 7'7" x 4'11"

Bedroom 10'1" x 9'6"

3pc Ensuite bath 9'7" x 5'3"

Kitchen 10'3" x 11'2"

Living room 20'0" x 11'5"

Bedroom 14'1" x 11'9"