



## 3240 Pooley Road Kelowna British Columbia

\$6,995,000

Welcome to an unparalleled and rare opportunity in the heart of Southeast Kelowna - just minutes from downtown, yet embraced by nature, privacy, and sweeping panoramic views. Situated on 11.3 acres, this exceptional estate offers a unique fusion of residential elegance and commercial potential. At its core lies a stunning 9,000+ sq.ft. residence, designed for both grand entertaining and comfortable everyday living. Surrounded by beautifully landscaped gardens, the home enjoys total privacy and boasts 180 degree views of the city, surrounding vineyards, and valley. Features include a private pool, a 2-bedroom guest home, and ample room for expansion. This versatile property is perfectly suited as a private family estate, an upscale wedding venue, or a premier agritourism destination. Enhancing the estate is a thriving 6 acre vineyard and a 7,500 sq.ft. winery and entertainment facility that is home to the award winning Vibrant Vine Winery, currently rated the #1 winery out of 337 wineries in BC on TripAdvisor. Fully operational and renowned for its loyal following, the winery offers the potential for a seamless transition with the current owners open to a long-term leaseback arrangement to continue managing operations. Whether you're seeking a private sanctuary, a business investment, or the chance to shape an iconic Okanagan destination, this property delivers unmatched opportunity and value in a highly sought after location. (id:6769)

Loft 19'4" x 31'6"

Gym 8'6" x 15'3"

Other 8'7" x 4'8"

5pc Ensuite bath 11'10" x 22'10"

Primary Bedroom 49'10" x 47'7"

Partial bathroom 5'9" x 5'9"

Den 11'7" x 19'10"

Great room 55'10" x 23'

Full bathroom 8'4" x 8'4"

Partial bathroom 6'10" x 6'10"

Partial bathroom 11' x 7'

Laundry room 11'2" x 14'1"

Dining room 20'1" x 26'4"

Foyer 21'2" x 28'2"

Recreation room 23' x 15'

Bedroom 12'9" x 13'5"

Bedroom 12'9" x 13'6"

Kitchen 34'7" x 25'3"

Living room 17'5" x 24'

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