



## 3410 Preston Road West Kelowna British Columbia

\$1,498,000

This 19.08-acre (NOT ALR) property offers approx. 15 acres of open pasture, 4 acres of forest, and Law Creek meandering through the property. Backs onto CROWN LAND. 10 minute drive to city amenities. 2006, well-built rancher has a beautiful exterior, with a wraparound porch—ideal for relaxing or entertaining. Inside, the open-concept main floor features hardwood flooring, vaulted ceilings, and spacious kitchen that blends into the dining and living areas. A cozy wood-burning stove in the great room keeps heating bills down. Two good-sized bedrooms and a full bathroom on the main level. Downstairs is mostly finished (electrical and drywall already done) and waiting for your choice of flooring. It offers a large family room, 3rd bedroom, office or den, and a large laundry with loads of storage room, or potential to add another bathroom. The home is backset in back corner of the property giving you ample PRIVACY to enjoy the yard complete with a fire pit, garden, grassed area, and woodshed. Property is fully fenced and the pasture is divided into four separate zones. Fully equipped with round pen, tack shop, chicken coop, turkey condo, meat processing room, and separate refrigerated hanging room. Very reliable well with 1,500 gallon cistern, and water filtration system. Septic tank is larger than regular residential, doesn't need pumping as often. Zoning allows for a carriage home, former homesite with power and septic in place; for future development or 2nd residence. (id:6769)

4pc Bathroom 10'8" x 4'11"

Laundry room 15'5" x 11'9"

Family room 29'5" x 11'9"

Den 11'8" x 10'6"

Bedroom 12'11" x 11'9"

Bedroom 12'4" x 10'4"

Primary Bedroom 13'7" x 12'0"

Living room 18'10" x 15'2"

Dining room 15'6" x 13'10"

Kitchen 12' x 9'5"

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<https://www.sellingkelownarealestate.com/>



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**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com