



# 3525 Mathews Road Kelowna British Columbia

\$949,900

Rare Acreage Opportunity! Opportunities to secure small acreages in this coveted area are becoming increasingly rare. The property is wrapped in its own natural greenspace, characterized by gentle rolling hills that provide both a beautiful visual backdrop and a natural buffer from the outside world. If you have been searching for an extremely quiet, majestic setting to call your own, this is it. The property currently features an older home that sits at a crossroads. For most, the "best use" of this land will be to clear the site and design a custom estate that matches the majesty of the surroundings. While the property is addressed off Mathews Road, there is potential to establish access off Goodison Road, allowing you to site a new beautiful home at the highest point of the acreage. For the adventurous soul, there is a possibility of renovating the existing structure. However, it would require a deep passion for restoration and a significant commitment to bring it back to life. Located within the Agricultural Land Reserve (ALR) and zoned A1 (Agriculture), the primary purpose of this land is to support and preserve farming. However, the A1 designation is remarkably versatile. Beyond traditional crops, the zoning supports a variety of "farm-adjacent" and secondary uses that can turn this property into a lifestyle estate, including stables, bed and breakfast, cannabis cultivation, and alcohol production facility. Or build a large shop for the hobby enthusiast! (id:6769)

Workshop 12'9" x 21'10"

Laundry room 5'1" x 6'11"

Dining room 14' x 15'10"

Bedroom 9'7" x 10'

Bedroom 10'1" x 9'7"

Living room 15'8" x 17'10"

Primary Bedroom 15'8" x 20'4"

Full bathroom 5'6" x 8'1"

Kitchen 9'2" x 8'6"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<https://dionivansrealestate.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.