



# 3550 Benvoulin Road Kelowna British Columbia

\$1,850,000

Discover 2.24 flat, usable acres in central Kelowna, directly across from Don-O-Ray's farm market, offering a rare mix of functionality and flexibility. Designed for hands-on living and working, this property features 400 amps of power, an insulated workshop wired for welding with a compressor and more, a separate smaller shop currently used for woodworking, and multiple outbuildings for tools, equipment, or toys. Whether you're a hobbyist, entrepreneur, or creative builder, there's room to bring your vision to life. The main home is warm and practical, with generously sized rooms, abundant natural light, and a convenient main-floor primary bedroom. The spacious kitchen looks out over the back patio and green space, while the upstairs provides flexible space for bedrooms, offices, or guest accommodations. The crawlspace adds valuable storage options. Outdoors, the land opens up possibilities - gardening, a hobby farm, space for children to play, or even hosting events. With its layout and location, the property is well-suited for weddings and special occasions, offering potential as a venue for those looking to generate additional income. Room for trucks, trailers, or animals, or just the space you want. Yet you're only minutes from Costco, Orchard Park, schools, and golf. It's a rare blend of rural independence and urban accessibility - perfect for those who need space that works as hard as they do. This property is different, in all the right ways. (id:6769)

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|---------------------------|-------------------------------|
| Bedroom 26'4" x 22'5"     | 3pc Bathroom 6'1" x 7'1"      |
| 3pc Bathroom 4'8" x 14'3" | 5pc Ensuite bath 8'9" x 14'8" |
| Bedroom 10'4" x 18'4"     | Bedroom 16'2" x 10'6"         |
| Bedroom 18'7" x 12'2"     | Primary Bedroom 16'1" x 15'8" |
| Other 21'11" x 22'4"      | Dining room 13'1" x 16'6"     |
| Foyer 8'8" x 9'8"         | Living room 17'11" x 17'5"    |
| Laundry room 5'7" x 8'2"  | Kitchen 13'1" x 14'0"         |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty



Royal

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