



## 3850 Swamp Road Kelowna British Columbia

\$1,690,000

10 ACRES of FLAT ALR Backing and Siding onto the MISSION CREEK GREENWAY, City Parkland and private land! Build your dream home and enjoy rural beauty and privacy yet only minutes drive to all amenities.

Potential for Equestrian use, and potential trail rides on the greenway. Historically back property was hay.

Centrally located, minutes to H2O centre, recreation trails, golf, schools. Approx one third has approx 1 metre of fill, two thirds more swamp grass and pasture some trees and pond. Water ditched around perimeter and through (see site plan), 6-8' wire fenced on N/W/E sides, partial cross on South border. Property drains into the City of Kelowna ponds, small pond in middle near back. Easy access off Swamp Rd. Water licence in place.

Subject to ALR and A1 zoning, city approval, flood plain limitations, requirements and guidelines. GST applicable. Current Farm status from Sellers is Bee farming (however Bee hives not included). Central location minutes to H2O, Schools, Orchard Park and more! (id:6769)

Listing Presented By:



Originally Listed by:

Royal LePage Kelowna

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