



# 4451 Black Road Kelowna British Columbia

\$2,695,000

Calling all shop enthusiasts! Country living, yet conveniently located minutes from town, this 13 acre property with an updated home and secondary mobile home has a massive commercial shop designed for heavy equipment repair and autobody. The main residence has been upgraded and expanded and has a new roof, and large patio overlooking the pool. There is a 3 bedroom mobile home with hardy plank exterior and new roof and large front porch perfect for extended family or rental income generator. The nearly 6000 sq' shop has 16 ft ceilings, LED lighting, two 14 ft overhead doors, a full bathroom, 3 phase power with efficient hot water heating making it a mechanic and auto enthusiast's dream! The main shop area has over height doors and ceilings and in floor heat with a slab designed for heavy trucks and equipment. The property has been upgraded to natural gas and municipal water, and also has multiple irrigation stubs from GEID so it is ready for your agricultural needs. (id:6769)

- Full bathroom 8'4" x 6'6"
- Bedroom 24'11" x 18'8"
- Other 8'5" x 11'7"
- Unfinished Room 25'11" x 37'6"
- Other 7'8" x 11'3"
- Other 6'6" x 8'6"
- Other 5'10" x 8'6"
- Other 7'1" x 9'8"
- Recreation room 28'11" x 15'7"
- Living room 16'10" x 23'4"

- Bedroom 9'8" x 12'1"
- Full bathroom 9'8" x 7'9"
- Pantry 9'8" x 2'6"
- Kitchen 12'7" x 11'8"
- Full bathroom 5' x 9'6"
- Full bathroom 9'7" x 15'11"
- Primary Bedroom 12'8" x 10'11"
- Dining room 20'4" x 15'11"
- Other 9'7" x 11'10"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.chriscyca.com/>



Royal

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