



## 850 Fortune Road Spallumcheen British Columbia

\$6,250,000

Exceedingly rare legacy holding - over 320 acres of prime farmland fronting on the Shuswap River, just 5 minutes from downtown Enderby and 30 minutes from Vernon Hospital. This exceptional estate offers scale, natural beauty, agricultural productivity, and equestrian potential—all in a highly accessible yet private setting, removed from major highways and thoroughfares. A spacious walk out rancher with potential for nearly 4600 sf & 429 sq ft attached garage, offers comfortable living with room to grow. Outbuildings include a 4000 sf shop with an attached vintage prairie barn and pole barn (approx 207' x 122' ft), ideal for variety of farming ventures, hay storage, or equestrian use. More than 100 acres of cleared, arable fields with an additional 75 acres available seasonally, primarily in hay production. Ricardo Creek also meanders through. The balance of the property is treed, much of it still accessible, and a significant portion of the hillside lies outside of the Agricultural Land Reserve (ALR). Rolling pastures framed by breathtaking river and mountain views, will leave you thinking you are gazing at a National Geographic spread. The majority of the property is in the ALR, which allows for a 2,000 sq ft secondary homes on parcels of this size, making it ideal for multi-generational living or future expansion. This is a once-in-a-generation opportunity to acquire a property of this scale, calibre, and proximity to services. Backs onto thousands of acres of crown land. (id:6769)

Other 14'9" x 22'5"

Other 12'10" x 19'11"

Utility room 11'3" x 15'9"

Storage 11'9" x 12'3"

4pc Bathroom 11'2" x 7'7"

Other 14'3" x 17'7"

Other 15'2" x 23'1"

Other 14'11" x 35'2"

Other 7'6" x 8'2"

3pc Ensuite bath 9'4" x 12'1"

Primary Bedroom 14'8" x 20'7"

Bedroom 17'0" x 8'1"

Laundry room 8'10" x 7'4"

Family room 11'3" x 12'5"

Dining nook 18'8" x 10'1"

Kitchen 11'8" x 16'0"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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



Royal

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4pc Bathroom 8'10" x 7'8"

Dining room 11'4" x 14'8"

Bedroom 11'4" x 11'3"