



## 9205 McCulloch Road Kelowna British Columbia

\$1,299,999

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.

SOME PROPERTIES AREN'T JUST BOUGHT- THEY'RE PASSED DOWN THROUGH GENERATIONS. THIS IS ONE OF THEM. A remarkable 78-acre retreat on the quiet outskirts of Joe Rich, where mountain views go on forever, privacy surrounds you, and your own creek winds through the trees. It feels like you're miles from everything--yet downtown Kelowna is only 40 minutes away. The home itself offers nearly 5,000 sq.ft. of comfortable, flexible living space. With 6 bedrooms + den, 5 bathrooms, and 3 private ensuites, there's room for everyone--whether it's a large family, multi-generational living, or simply extra space for guests. The layout flows naturally, with generous living and dining areas, oversized bedrooms, and a triple garage--a home built to be lived in and loved. Extensive system upgrades ensure modern comfort and long-term peace of mind: a high-efficiency boiler and water tank (\$30K+), new water pump and pressure tank with on-demand valve, full water & UV filtration system, pellet stove, wood fireplace, garage heater, and wall-mounted electric heaters throughout. Inside, thoughtful updates give the home a warm, inviting feel--heated floors in the fully renovated ensuite, new flooring and paint, updated lighting, tongue-and-groove wood ceilings, newer appliances, and a \$10K accordion glass door that opens wide to the back patio and those incredible views. The east wing already has hookups in place for a potential suite--ideal for extended family, guests, or extra income. Outside, there's plenty of open space for animals, recreation, or hobby farming, plus a fenced dog run and tons of parking for vehicles, trailers, or equipment. Only 4 minutes to Hydraulic Lake, 30 minutes to Big White, and 50 minutes to YLW, this property offers the rare balance of peaceful rural living and easy access to adventure. Full list of upgrades available upon request. This isn't just a property--it...



Royal

**LePage Kelowna**

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Bedroom 15'9" x 12'3"

3pc Ensuite bath 8'3" x 9'0"

Bedroom 12'8" x 9'6"

Other 8'0" x 6'8"

3pc Ensuite bath 8'10" x 5'0"

Primary Bedroom 19'3" x 17'4"

Bedroom 12'8" x 10'0"

Storage 14'2" x 11'0"

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|-------------------------------|----------------------|
| Full bathroom 7'4" x 6'0"     | Other 3'9" x 9'4"    |
| Other 26'9" x 19'1"           | Other 11'6" x 8'8"   |
| Bedroom 13'6" x 15'3"         | Other 11'6" x 5'3"   |
| Primary Bedroom 17'5" x 17'7" | Storage 5'5" x 6'1"  |
| 3pc Ensuite bath 7'11" x 7'7" | Storage 11'7" x 5'6" |
| Laundry room 5'6" x 5'5"      |                      |