



## 3260 Pooley Road Kelowna British Columbia

\$3,490,000

Calling all growers, an exceptional opportunity beckons in the coveted Pooley Road area of Southeast Kelowna. Rarely does such an undeveloped estate acreage, spanning 12.3 acres, hit the market in this highly sought-after agricultural haven. The existing modest home, though unassuming, is diligently cared for and perfectly suited to serve as a secondary rental dwelling, a guest house, or a dedicated caretaker's abode. A sprawling canvas of lush apple and cherry orchard is so good the Seller hopes to lease it back, although not critical to the sale. Approx 11 acres are planted for farm status and additional income. (Approx 6.83 acres of apples - Ambrosia, Pink Lady, Macintosh, Granny Smith, Gala and 4.03 acres of cherries - Sovereign, Sentennial, Staccato.) The land's gently undulating topography lends itself to various agricultural applications, making it an ideal canvas for your vision. With ample irrigation and the convenience of natural gas on hand, you'll find the essentials for successful farming at your fingertips whatever you plan to do. This prime location offers not only vast farming potential but also the convenience of city amenities just a stone's throw away. Please check out the drone tour offering a bird's-eye view of the incredible possibilities this property holds. Don't miss out on this unique opportunity. Contact us today to arrange your visit and explore the potential of your future agricultural paradise. (id:6769)

4pc Bathroom 5' x 8'3"

Bedroom 9'11" x 10'7"

Primary Bedroom 10'5" x 14'3"

Kitchen 7'8" x 13'7"

Dining room 6'2" x 13'

Living room 16'10" x 14'2"

Listing Presented By:



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