



# 3299 McCulloch Road Kelowna British Columbia

\$1,935,000

EXCELLENT INVESTMENT PROPERTY WITH HUGE RENTAL POTENTIAL AND MORE! Expansive and elegant home situated on 2.1 acres in the distinguished area of South East Kelowna! THIS GREAT HOME boasts almost 5000 sq. ft, with many updates, improvements throughout! The main part of the home has 3 levels with 5 bedrooms + 5 bathrooms, ample Living Room, Dining and Kitchen areas. THIS HOME ALSO HAS A BEAUTIFULLY UPDATED, SIDE ATTACHED, GROUND LEVEL, 2 BEDROOM IN-LAW-SUITE, APPROX. 1,000 SQ. FEET, KITCHEN, LIVING ROOM, FULL BATHROOM AND MORE! BASEMENT HAS A SEPARATE ENTRANCE WHICH LEADS TO FAMILY ROOM, 1 BEDROOM, BAR KITCHEN POTENTIAL, FULL BATHROOM AND MORE! Detached SHOP has 1,200 SQ. FT. with 200 AMP service, perfect for garage, workshop or indoor growing, sorting of fruits, vegetables, micro-greens, which was a previous use. Acreage has a RR1 zoning and not in ALR zoning and has positive potential and space for agricultural uses, rental income streams, estate property and even minor veterinary uses and more! Large swimming pool-patio area that could be brought back to operating condition by new owners if desired. Situated only minutes away from Central Kelowna attractions, amenities, golf courses and recreation, this home and acreage is perfectly situated among estate and agricultural properties. Measurements and square footage are approximate, please view measurements, sq. footage with included floor plans. Bring your ideas to make this property your forever home and more! (id:6769)

3pc Bathroom 8'8" x 6'7"

Bedroom 9'8" x 10'6"

4pc Bathroom 8'8" x 6'6"

3pc Bathroom 4'2" x 10'6"

Bedroom 11'2" x 7'1"

Bedroom 12'5" x 6'5"

Bedroom 10'11" x 15'3"

Kitchen 8'6" x 9'11"

Bedroom 11'5" x 17'8"

Recreation room 20'11" x 17'7"

3pc Bathroom 9'5" x 6'2"

2pc Bathroom Multiple

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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



Royal

Lepage Parkside Realty

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Primary Bedroom 16'2" x 12'11"

Great room 26'0" x 19'2"

Bedroom 11'8" x 11'11"

Den 7'6" x 22'9"

3pc Bathroom 5'4" x 10'3"

Kitchen 9'5" x 19'11"