



# 3550 Benvoulin Road Kelowna British Columbia

\$2,500,000

This 2014 custom-built farm-style home on 2.24 acres in the Agricultural Land Reserve is centrally located with easy access to all Kelowna offers: shopping, schools, the hospital, H2O Adventure + Fitness Centre, sports fields, wineries, golf courses, hiking and biking trails, the lake, and the beach. The airport is a half-hour away, and Big White is less than an hour away. The property has a large workshop, a woodworking shop, a gardening shed, two storage sheds and two lean-to sheds. With 400 amps of power to the property, you have all the power needed for the shops and house. The home sits on a crawl space, is 2x6 constructed, and is well insulated. With Hardie board siding and 35-year shingles, the exterior of the house is well-clad, and there are many years of maintenance-free life left. The home's main living area is spacious with plenty of windows, allowing the sunshine in. The kitchen features stainless steel appliances and custom cabinetry with ample pullout drawers. With 2 bedrooms (one being the primary) and 2 bathrooms, the split layout on the main floor is ideal for those who want to live all on one floor. The laundry room, double-car garage, front porch and back deck are all accessible from the main floor. The 2nd floor has two bedrooms, a full bathroom and a huge loft. Whether you envision raising the kids, growing food, having a hobby farm or just the space of a large property, this acreage is perfect for any of it or all of it! (id:6769)

|                           |                               |
|---------------------------|-------------------------------|
| Loft 26'2" x 22'4"        | Laundry room 7'11" x 5'6"     |
| 3pc Bathroom 14'0" x 4'7" | 3pc Bathroom 6'11" x 6'0"     |
| Bedroom 18'5" x 12'2"     | 5pc Ensuite bath 14'5" x 8'7" |
| Bedroom 18'2" x 10'3"     | Bedroom 16'0" x 10'5"         |
| Other 28'0" x 6'0"        | Primary Bedroom 22'2" x 15'8" |

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**Lepage Parkside Realty**

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

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

