



3820 Wetton Road West Kelowna British Columbia

\$6,500,000

12.68-acre lakeview property in West Kelowna! With a 9 bedroom, 9 bathroom residence that boasts over 5700+ sq.ft, there are unlimited possibilities for this property. Bed and breakfast possibilities include utilizing the high bedroom count and finishing off the 1700+ sq.ft. space (roughed in for 4 more bedrooms, plumbed for kitchen, bathrooms, etc.), boutique lakeview winery, or more. Potential for 7500+ sq.ft. finished. Additional features include a 6 car garage with a suspended slab for more storage below with an underground cellar, a huge pool, and a rooftop patio. To accommodate future development, the owner installed an 8" sewer line with 4 manholes, which would have capacity for +/- 100 SF homes. The property is agriculturally zoned and in the ALR, but could be a prime candidate for a future ALR exclusion (Buyer to investigate with ALC and West Kelowna). Fully serviced, surrounded by existing development, walkability to the lake and all commercial amenities, and ease of access. This is a great long-term holding property that, before listing, was getting the attention of developers across BC and Canada. Appointment required; inquire with Listing agents. (id:6769)

Other 27'2" x 34'8"	4pc Ensuite bath 9'0" x 8'4"
Workshop 27'6" x 27'2"	Bedroom 15'4" x 15'4"
Other 31'4" x 27'2"	Foyer 10'3" x 16'6"
Laundry room 7'8" x 8'10"	Other 27'5" x 67'4"
Kitchen 28'0" x 11'1"	Foyer 4'0" x 13'0"
Dining room 14'5" x 24'11"	3pc Bathroom 5'9" x 10'0"
Living room 28'10" x 26'7"	Bedroom 16'6" x 14'5"
3pc Ensuite bath 9'5" x 6'4"	Bedroom 14'6" x 16'7"

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