



# 10750 Highway 97 Highway Lake Country British Columbia

\$1,350,000

**\*\*Incredible Opportunity in Lake Country\*\*** Set on 2.58 private, panoramic acres with breathtaking views of Wood Lake and the surrounding mountains, this one-of-a-kind property offers a rare combination of residential living and income-generating potential. Ideally located along the highway for maximum visibility and access, the property is currently home to a successful, easy-to-manage dog and cat kennel business. Perfect for those looking to work from home in the stunning Okanagan. The residence features four bedrooms and two full bathrooms across two levels. The main floor includes two bedrooms plus a spacious third living area that could easily convert to a fifth bedroom or home office. The walk-out basement offers two additional bedrooms, a large storage area, a workshop/garage and a separate entrance. Ideal for extended family or future suite potential. This property offers low operating costs, strong business potential and even future development possibilities, making it an exceptional investment. Financial statements are available upon request for serious buyers. Whether you're seeking a private acreage, a thriving home-based business or long-term development value - this property checks every box. Contact your Agent or the Listing Agent today for an information package or to schedule a private viewing. (id:6769)

Storage 25'2" x 11'2"

Laundry room 20'11" x 11'

Family room 18'4" x 13'1"

Bedroom 12'1" x 12'9"

Bedroom 9'1" x 11'

Full bathroom 6'5" x 7'

Primary Bedroom 12'4" x 13'5"

Bedroom 8'11" x 11'3"

Full bathroom 6'9" x 7'10"

Living room 18'6" x 13'9"

Kitchen 12'5" x 11'3"

Dining room 8'3" x 11'3"

Other 13'1" x 15'11"

Office 13'1" x 9'

Listing Presented By:



Originally Listed by:  
Stonehaus Realty (Kelowna)

<http://www.kaiapenaluna.ca/>



**Royal LePage Locations West Realty**

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