



1566 Rutland Road Kelowna British Columbia

\$1,999,999

Get back to the land without leaving town! Incredibly central fertile 4.25 acre fenced farm, with family sized home, set back nicely from the street. 4 bedrooms, easily 5 and two bathrooms all serviced by city sewer. An engineered steel building 30x44 ft wide with 12ft+ of height, oversize and regular overhead doors to accommodate an RV, roughed-in for bathroom and wired for power, awaits your ideas. Multiple sheds and outbuildings plus a duck pond visited by resident wild ducks who pop by daily for a visit and a snack. Excellent site for a variety of farm market sales, on the border between residential and farmland, with it's central location, flat site and frontage on Rutland Road! Do you have other farms and need a place to sell your wares, have dreams of starting your own agricultural business or just living off the land? The soil here is hard to beat and would suit a variety of crops, having been responsibly farmed for generations. If farming isn't your scene there's potential for leasing land or other ventures such as horse boarding, pet resort / kennel or livestock. You'd have no shortage of clients happy to visit such a central location! Zoned A1 in the ALR, fully irrigated by BMID, serviced by city sewer and full of potential! Minutes to the airport, YMCA, Rutland Town Centre with shopping restaurants and more and a short drive from Big White Ski Resort. Invest here for your family, business or both. Please call us to view & enjoy our virtual tours (id:6769)

Storage 11'11" x 6'6"

Laundry room 14'8" x 8'8"

4pc Bathroom 8'3" x 7'4"

Bedroom 11'11" x 16'2"

Bedroom 11'11" x 15'11"

Bedroom 12'4" x 15'8"

Sunroom 17'9" x 7'2"

Bedroom 12'5" x 8'10"

Primary Bedroom 12'4" x 13'0"

4pc Bathroom 8'11" x 7'3"

Kitchen 13'8" x 15'8"

Living room 13'10" x 23'10"

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

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



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