



## 3683 Berard Road Kelowna British Columbia

\$2,699,900

Welcome to 3683 Berard Road! Situated amongst the rolling orchards and farmland on a quiet country road, is this exceptional 6.14-acre parcel in South East Kelowna. The property features a 2674 sq. Ft. primary residence, a 1648 sq. Ft. secondary home, seven green houses, retail display area, garden centre area, mechanical building, and a small staff building. Discover the incredible potential of this strategically located parcel of land, offering unparalleled opportunities for future development. Situated in close proximity to downtown Kelowna and emerging growth areas, this property is poised to be a prime investment in the years to come! This property is located along the Wine trail in South East Kelowna, with direct access to Kitsch Wines, Vibrant Vines, Priest Creek Family Estate, The View Winery, SpearHead Winery, Forbidden Spirit Distilling, and Luckhurst Farm and Distillery. Other options include leaseback or a joint venture to build the first Farm Gate Village in Kelowna, which will include 2 flagship leasable spaces (800 sq. Ft. each) and 18 leasable spaces (400 sq. Ft. each) for a total of +/- 8640 sq. Ft. of leasable space (contact us for more information). (id:6769)

Bedroom 1' x 1'  
4pc Bathroom 5' x 8'  
Bedroom 11' x 12'  
Bedroom 9' x 8'6"  
Bedroom 14' x 9'  
Primary Bedroom 12' x 14'  
3pc Bathroom 6' x 7'

Family room 15' x 14'  
Dining room 10' x 15'  
Den 11' x 12'  
Living room 18' x 15'  
Kitchen 11' x 13'  
Bedroom ' x '

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Ltd.

**ROYAL LEPAGE**  
Locations West Realty

**Royal LePage Locations West Realty**

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