

# \$1,575,000 - 3410 Preston Road, West Kelowna

MLS® #10342907

**\$1,575,000**

3 Bedroom, 1.00 Bathroom, 2,144 sqft

Single Family on 19.08 Acres

Glenrosa, West Kelowna, British Columbia

This 19.08-acre (NOT ALR) property offers approx. 15 acres of open pasture, 4 acres of forest, and Law Creek meandering through the property. Backs onto CROWN LAND. 10 minute drive to city amenities. 2006, well-built rancher has a beautiful exterior, with a wraparound porch—ideal for relaxing or entertaining. Inside, the open-concept main floor features hardwood flooring, vaulted ceilings, and spacious kitchen that blends into the dining and living areas. A cozy wood-burning stove in the great room keeps heating bills down. Two good-sized bedrooms and a full bathroom on the main level. Downstairs is mostly finished (electrical and drywall already done) and waiting for your choice of flooring. It offers a large family room, 3rd bedroom, office or den, and a large laundry with loads of storage room, or potential to add another bathroom. The home is backset in back corner of the property giving you ample PRIVACY to enjoy the yard complete with a fire pit, garden, grassed area, and woodshed. Property is fully fenced and the pasture is divided into four separate zones. Fully equipped with round pen, tack shop, chicken coop, turkey condo, meat processing room, and separate refrigerated hanging room. Very reliable well with 1,500 gallon cistern, and water filtration system. Septic tank is larger than regular residential, doesn't need pumping as often. Zoning allows for a carriage home, former homesite with power and septic in place; for future development or 2nd



residence. (id:6289)

Built in 2005

**Essential Information**

Listing #	10342907
Price	\$1,575,000
Bedrooms	3
Bathrooms	1.00
Square Footage	2,144
Acres	19.08
Year Built	2005
Type	Single Family
Sub-Type	Freehold
Style	Ranch

**Community Information**

Address	3410 Preston Road
Subdivision	Glenrosa
City	West Kelowna
Province	British Columbia
Postal Code	V4T1V9

**Amenities**

Amenities	Recreation
Features	Level lot, Private setting
Parking	Additional Parking
Is Waterfront	Yes
Waterfront	Waterfront on stream

**Interior**

Appliances	Refrigerator, Dryer, Range - Electric, Microwave, See remarks, Washer
Heating	Electric Forced air
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

**Exterior**

Exterior	Other
Exterior Features	Level
Roof	Asphalt shingle

**Additional Information**

Zoning	Unknown
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**Listing Details**

Listing Office	eXp Realty (Kelowna)
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