

2672 Woodland Crescent
Kelowna, BC



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\$1,849,999

4 Bedrooms | 5 Bathrooms | 3,651 Sqft

10.8 acres of agriculturally zoned land (NOT in the Agricultural Land Reserve) in the Hall Road area of South East Kelowna. 3500+ sq.ft. 4 bedroom, 5 bathroom home built in 1978 w/ 1 bed, 1 bath in-law suite. The Hall Road area has taken on the reputation as a private, central community with large lots, unparalleled privacy, and older homes that are ready to be renovated. This lot offers 4 acres of flat, usable land (perfect for a hobby farm) on the lower area w/ the home, as well as an upper bench of over 3 acres in size. Not being in the ALR allows for future development potential, especially given a recent (mar 2020) report to council regarding the elimination of septic systems and expansion of sewer connectivity to the Hall Road area. Pan-handle access at the end of a quiet cul-de-sac is perfect for a gated, exclusive entry-way. The home itself provides an open entryway, side living room, upstairs w/ 3 bedrooms & 2 bathrooms, double car garage (w/ bedroom above), good sized kitchen, and full basement (w/ in-law suite). Good bones and would be an excellent renovation project to bring to current standards. There is a good sized, open-air barn, chicken coop, hay shed, vineyard section, cross fenced area, and small pasture. Overall, this property offers a private, estate-like setting on 10.8 acres of land w/ future development potential at the end of the



Kim Hancharuk

Phone: (250) 826-6996

eXp Realty

Office: (250) 826-6996

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