Proudly Presenting

4329 Bedford Lane

JANE HOFFMAN
GROUP

Features at a Glance:
Lot Size: 14 Acres, 613 ft. x 986 ft.
Zoning: A1
Age: Built in 2001
Finished Area: 3585 sq. ft.
Main Level: 2107 sq. ft.
Above Main: 1478 sq. ft.
Bedrooms: 4
Bathrooms: 4 Full
Garage: More than triple, covered parking for 6 vehicles, attached and detached
Exterior: Stucco
Roof: Asphalt/Fibreglass Shingles
Heating/Cooling: Central Air, Forced Air
Fireplace: 1 two-sided wood burning fireplace
Water: Irrigation District
Sewer: Septic System

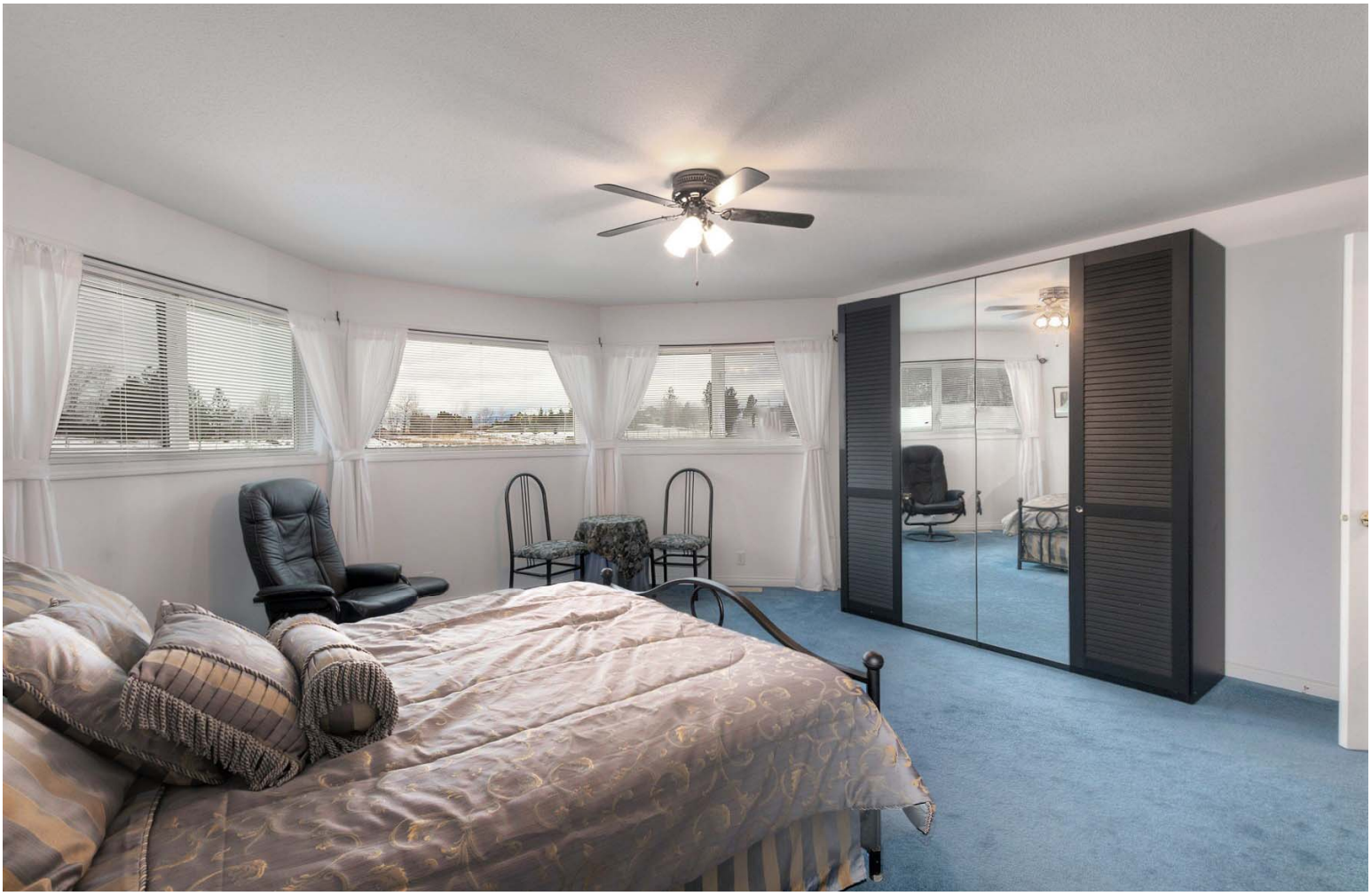
Inclusions: Frigidaire ceramic top stove, GE Dishwasher, Kenmore refrigerator with water and ice

Room Sizes – Main Level
Living Room: 27 x 15'6
Kitchen: 16 x 11
Dining Room: 16 x 14
Entry: 15 x 11
Master Bedroom: 14 x 12'6
Full Ensuite Bathroom: 16 x 10
Den / Office: 13'6 x 12
Bathroom: Full
Laundry: 8'6 x 6

Room Sizes – Upper Level
Bedroom: 16'6 x 14'6
Bedroom: 18 x 16
Bedroom: 16 x 15'6
Full Ensuite Bathroom: 8'6 x 5
Full Ensuite Bathroom: 8 x 6
Loft: 15 x 12
Laundry:

PLEASE NOTE: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

MASTER BEDROOM SUITE



Detailed Information

Exceptional Features

- Incredible opportunity to own a thriving business in South East Kelowna
- Arlo's Honey Farm, a substantial and profitable business, along with the award winning honey, Arlo's offers bees wax, propolis, candles, soap, skin care, fresh fruits, berries, garlic and vegetables in season their own Kelowna Farm Gift Gallery on site
- Educational tours in Spring and Summer
- Acreage is 14 acres in size currently planted in clover, various berries, flowers and fruit trees
- Fully fenced property with separate 2-acre enclosure
- SEKID irrigation rights for the 10 acres plus domestic for the home
- $917.72 for the water rights per year
- Possibility for a Bed & Breakfast
- Interior is exceptionally bright from the extensive use of glass throughout
- Property also offers a chicken coop with interior & exterior enclosures with water and power
- Green house with raised garden beds
- 2 stall barn with hay loft
- Oversized double garage with closet, many windows provide for a bright interior
- Convenient man door to the outside
- Heat pump, furnace and electrical
- Prepped for pool if desired
- Secure gated entry
- Covered stalls for farm equipment

Mud Room

- Located off the garage, spacious in size
- Closet and cabinets provided for storage
- Wash sink

Kitchen

- Large kitchen is open to spacious breakfast nook surrounded in windows
- Views of the rolling fields and great view of the gift shop activities
- Easy care tile flooring
- Ample maple wood cabinetry, lazy Susan, appliance caddy and glass display units
- Wood hood vent matches the cabinetry
- Sliding glass doors to barbeque area and exterior dining
- 4-person eating bar at the center island
- Glass side door to side patio with phantom screen
- Frosted glass door opens to kitchen pantry with open shelving

Great Room

- Soaring ceilings with floor to ceiling windows
- Wood burning fireplace, 2-way to the main floor master bedroom
- Fireplace features a tile surround with flanking open shelving for media components
- Ceiling fan
- Newly installed carpeting in 2018
- Wall sconce lighting
- French doors to the front yard

3-Piece Bathroom – Main Level

- Pedestal sink, tiled shower

Cold Storage Room

- With open shelving

Master Bedroom

- Main floor master bedroom complete with ensuite bathroom
- Shared wood burning fireplace with the great room
- His and her closets with interior organizers

5-Piece Ensuite Bathroom

- Soaker tub with tile surround, privacy toilet, his and her sinks, separate glass shower
- New silhouette blinds

Laundry Room

- Samsung washer and dryer, 2 years old
- Upper cabinet for storage
- Convenient wash sink

Office

- Main floor office with views of acreage
- 3 large picture windows provide an exceptionally bright work space

Upper Level

Flex Room (office/library)

- Window to front acreage

Laundry

- Stackable Kenmore washer and dryer
- Wash sink

Upper Mezzanine

- Open lounging with bar area with beverage refrigerator
- Sliding glass doors to balcony

Detailed Information

Bedroom #2
- Huge bedroom with ample room for lounging area if desired
- Walk-in closet
- Sliding glass doors to balcony
- **Attached 4-piece ensuite bathroom**

Bedroom #3
- Closet, south west sun exposure
- **Shared Jack and Jill 4-piece bathroom**

Bedroom #4
- Closet, balcony with wooded view

Section 11 – Agricultural Zones

11.1 A1 – Agriculture 1
A1c – Agriculture 1 with Carriage House
A1t – Agriculture 1 with Agri-tourist Accommodation

11.1.1 Purpose

The purpose is to provide a zone for rural areas and agricultural uses as well as other complementary **uses** suitable in an agricultural setting. A maximum of one single **dwelling** house is permitted. In addition a **secondary suite** may permitted when in accordance with relevant provisions of this bylaw including subsection **6.5** and **9.5**.

11.1.2 Principal Uses

The **principal uses** in this **zone** are:

(a) **agriculture**
(b) **animal clinics, major** where in existence prior to July 1st, 1998
(c) **aquaculture**
(d) **greenhouses and plant nurseries**
(e) **intensive agriculture**
(f) **single dwelling housing**
(g) **utility services, minor impact**

11.1.3 Secondary Uses

The **secondary uses** in this **zone** are:

(a) **agricultural dwelling(s) additional**
(b) **agri-tourism**
(c) **agri-tourist accommodation** use prohibited except for operations approved and in conformance prior to August 8, 2016.
(d) **animal clinics, major**
(e) **animal clinics, minor**
(f) **bed and breakfast homes**
(g) **child care centre, minor**
(h) **carriage house** (A1c only)
(i) **food primary establishment** – *Only applies to Lot A, Section 24, Township 26, ODYD, Plan EPP7145 located at 700 Hwy 33 E also known as the "Hillcrest Farm Market Cafe".
This existing cafe is subject to the Agricultural Land Commission (ALC) Resolution #101/2014 for application #53542 (City of Kelowna File A13-0007) and which conditionally approved this non farm use on the subject property subject to the following condition:

i) The Cafe facility is limited to current size being 25.3m² (272ft²) indoor and 34.6m² (372ft²) outdoor and that there be submission of notification or an application to the ALC should there be plans in the future for any significant changes or plans to expand the current footprint.

(j) **forestry**
(k) **group homes, minor**
(l) **home based businesses, major**
(m) **home based businesses, minor**

(n) **home based businesses, rural**
(o) **kennels and stables**
(p) **secondary suite**
(q) **wineries and cideries**

11.1.4 Buildings and Structures Permitted

(a) one **single detached house** (which may contain a **secondary suite**);

(b) one **mobile home**;

(c) permitted accessory buildings or structures;

(d) one **carriage house** (A1c only);

(e) only one secondary dwelling unit is permitted (e.g. secondary suite or carriage house).

(f) **TFWH** may be in one of the following structure types:

(ii) Existing **structure** with a Building Permit that was approved at least 2 years prior to **TFWH** application, to be converted into **TFWH**, on the parcel within the **farm unit**.
(iii) New **TFWH** must be in temporary **structures** on non-permanent foundations, such that it is designed to be removed by a truck or vehicle. Concrete pads or foundations are not permitted.

11.1.5 Subdivision Regulations

(a) The minimum **lot width** is 40.0 m.

(b) The minimum **lot area** is 4.0 ha except the minimum **lot area** is 2.0 ha when located within the **Agricultural Land Reserve**. That Lot B, Section 34, Township 29, ODYD, Plan KAP66973 be exempted from the minimum **lot** area requirements of this zone for a period of 3 years, effecive July 30, 2002.

11.1.6 Development Regulations

(a) The maximum **site coverage** is 10% for residential **development** (inclusive of **agri-tourist accommodation**), and it is 35% for **agricultural structures** except it may be increased to 75% for **greenhouses and plant nurseries** with closed wastewater and storm water management systems.

(b) The maximum **height** is the lesser of 9.5 m or 2 ½ **storeys**, except it is 16.0 m for **agricultural structures** and it is 6.0 m for **accessory buildings** or **structures**.

(c) The minimum **front yard** is 6.0 m.

(d) The minimum **side yard** is 3.0 m, except it is 4.0 m from a **flanking street**.

(e) The minimum **rear yard** is 10.0 m, except it is 3.0 m for **accessory buildings or structures**.

(f) Notwithstanding subsections 11.1.6(c) to (e), **confined livestock areas** and/or **buildings** housing more than 4 animals, or used for the processing of animal products or for **agricultural and garden stands**, shall not be located any closer than

15.0 m from any **lot line**, except where the **lot line** borders a **residential zone**, in which case the area, **building** or stand shall not be located any closer than 30.0 m from the **lot line**.

11.1.7 Other Regulations

(a) Notwithstanding subsection 11.1.4(b), when a **home based business, rural** involves the cutting and wrapping of wild game or any meat, the **lot** must have a minimum **lot area** greater than 0.33 ha.

(b) Major animal clinics or **kennels and stables** shall not be located on parcels less than 2.0 ha.

(c) **Agricultural and garden stands** selling only produce grown on the **site** or another **site** operated by the same producer do not have a maximum area. The maximum **gross floor area** of stands selling produce that is produced off-site shall be 50.0 m². For **sites** within the **Agricultural Land Reserve**, the maximum **gross floor area** of agricultural and garden sales for produce produced off-site or off-farm products shall be the lesser of one-third of the total floor area of the agricultural and garden sales stand or 100.0 m².

(d) In addition to the regulations listed above, other regulations may apply, including, but not limited to, other sections of this Zoning Bylaw, and any applicable regulations or requirements of the **Land Reserve Commission.**

(e) A "c" notation shown on Schedule "A" as part of the identified **zone** classification indicates that a **secondary use** in the form of a **carriage house** is permitted on the properties so designated, subject to meeting the conditions of **use** of the **zone**. A "c" zoning classification on a property shall be established by rezoning the subject property to the "c" version of parent **zone.**

(f) Outside storage of recreational vehicles is not permitted, other than two (2) recreational vehicles that are registered to the property owner.

(g) [deleted]

(h) **Intensive Agriculture** uses shall be located only within those areas designated for Intensive Agricultural Use in accordance with Schedule "A" attached to this Bylaw.

(i) [deleted]

(j) **Bed and breakfast homes or group homes, minor** in combination with a **secondary suite** shall not be located on parcels less than 2.0 ha in size.

11.1.8 [deleted in its entirety]

Section 11 – Agricultural Zone amended as follows:

Section 11.1 – A1 – Agriculture 1/A1 – Agriculture 1 with Secondary Suite – BL8404, BL10269
Sub-Section 11.1.1 – Purpose – BL8760, BL9120, BL11265
Sub-Section 11.1.2 – Principal Uses – BL8760, BL9120, BL11083
Sub-Section 11.1.3 – Secondary Uses – BL8404, BL8654, BL8760, BL8881, BL9120, BL9953, BL10686, BL11440, BL11374
Sub-Section 11.1.4 – Buildings and Structures Permitted – BL9120, BL10686, BL10986, BL11374, BL11369
Sub-Section 11.1.5 – Subdivision Regulations – BL8862
Sub-Section 11.1.6 – Development Regulations – BL8760, BL9003, 8881, 8654, BL10796, BL10986, BL11369
Sub-Section 11.1.7 – Other Regulations – BL8367, BL8404, BL8760, BL10510, BL10269, BL10686, BL10986, BL11265, BL11369
Sub-Section 11.1.8 – Other Regulations – Agri-tourist accommodation – BL10269, BL11188, BL11265

Section 11.2 – A2 – Agriculture Zone – BL8760

Greg Dusik **Jane Hoffman**

JANE HOFFMAN
GROUP

Telephone: 250-860-7500
Email: jane@janehoffman.com
Website: janehoffman.com
Coldwell Banker Horizon Realty

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