



JANE HOFFMAN
REALTY

14.37 ACRE PROPERTY WITH 5128 SQ. FT HOME



PROUDLY MARKETED BY JODI HUBER

2770 Schram Road
Kelowna, BC

DETAILS

Address	2770 Schram Road Kelowna, BC	Bedrooms	7
		Bathrooms	7, 6 full, 1 half
		Finished Area	5128 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	14.47 Acres.	Year Built	1983, Renovated
Water	Well	Exterior	Hardie Board
Sewer	Septic tank and field	Roof	Asphalt/Fibreglass Shingles
Views	Mountain, Valley, Creek	Heating	Propane Forced Air, Electric Baseboards
Main Level	3299 sq. ft.	Cooling	Central Air
Lower Level	1829 sq. ft.	Fireplace	2 Gas, Wood
		Outbuildings	60x60 Barn, Quonset
		Foundation	Concrete

Room Sizes - Main Level

Dining Room: 16'5 x 23'10
Family Room: 23' x 24'9
Kitchen: 11'3 x 14'9
Living Room: 24'9 x 17'
Mud Room: 12'9 x 7'3
Bathroom - Half: 6'4 x 5'5
Primary Bedroom: 11'1 x 17'4
Bedroom: 12'11 x 10'9
Bedroom: 14'4 x 13'5
Bedroom: 12'11 x 10'10
Full Ensuite Bath: 7'10 x 8'5
Full Ensuite Bath: 6'2 x 6'8
Full Ensuite Bath: 6'2 x 6'7
Full Ensuite Bath: 9'6 x 6'2
Barn: 48'9 x 55'7
Workshop: 34'7 x 34'11
Workshop: 34'7 x 24'

Room Sizes - Lower Level

Rec Room: 34'3 x 16'7
Kitchen: 12'4 x 6'5
Bonus: 13'8 x 15'6
Bedroom: 12'11 x 12'10
Bedroom: 12'3 x 12'10
Full Bathroom: 9'1 x 5'3
Laundry: 7'1 x 8'5
Primary Bedroom: 17'9 x 12'6
Full Ensuite Bath: 6'4 x 9'
Utility: 14'7 x 7'11
Storage: 8'3 x 11'8
Storage: 8'8 x 6'4
Storage: 3' x 6'3

Inclusions

- Wolf 6 burner gas range with hoodvent and double oven below
 - Fisher & Paykel double oven
 - Wolf microwave
 - Sub-zero fridge
 - Meiko dishwasher
 - Silhouette wine chiller
- 2-Bedroom In-Law Suite
- Frigidaire electric oven
 - Whirlpool fridge
 - Broan hoodvent

Mechanical

- NuHeat in-floor heating
- Amana heating and A/C
- Reznor heater
- Broan central vacuum
- 2 John Wood Hot Water Tanks
- Honeywell thermostat

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.



WELCOME TO 2770 SCHRAM ROAD

BUSINESS OPPORTUNITIES ARE ENDLESS! Property was a past Yoga Retreat. Interior sprinklers throughout! Would make a great health and wellness retreat, Air BnB or perfect equestrian set up!!! 14.37 acres adjoining Crown land with Joe Rich Creek running through. The property has 3 water licenses.

Completely renovated 7 bedroom, 7 bathroom farmhouse with over 5000 square feet. Flooded with natural light, wall-to-wall windows in the living room and large windows throughout. An aspiring chef's dream gourmet kitchen with s/s appliances and a 6-burner gas range with double oven below, built-in wall oven, a large deluxe refrigerator and oversized butcher block top island.

This property offers unlimited potential with large spacious living areas, ample outdoor green space and accessory buildings, a 2300 sq. ft. storage shop, a newly renovated 60 x 60 over height barn complete with newly poured concrete floor and updated electrical.

Fully fenced property. Well with water treatment, mixed gas and traditional wood fireplaces. Set off of Highway 33 so road noise is minimal.

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-860-7500



















2770 Schram Rd, Kelowna, BC

Main Floor Exterior Area 3032.59 sq ft
 Interior Area 2833.41 sq ft
 Excluded Area 3.95 sq ft



Basement (Below Grade) Exterior Area 1829.06 sq ft
 Interior Area 1705.65 sq ft
 Excluded Area 46.89 sq ft



PREPARED: 2022/08/06

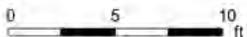
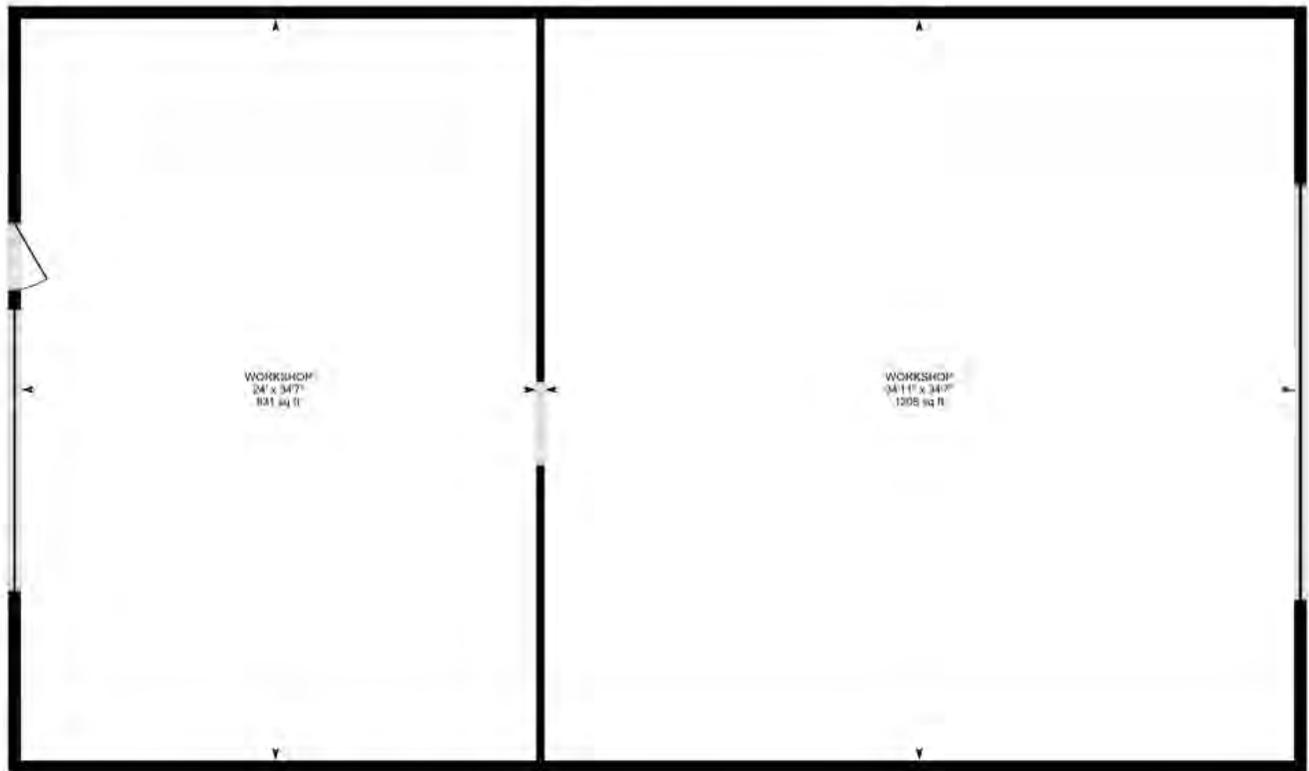


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Storage Exterior Area 266.96 sq ft
Interior Area 210.99 sq ft



Workshop Excluded Area 2052.88 sq ft

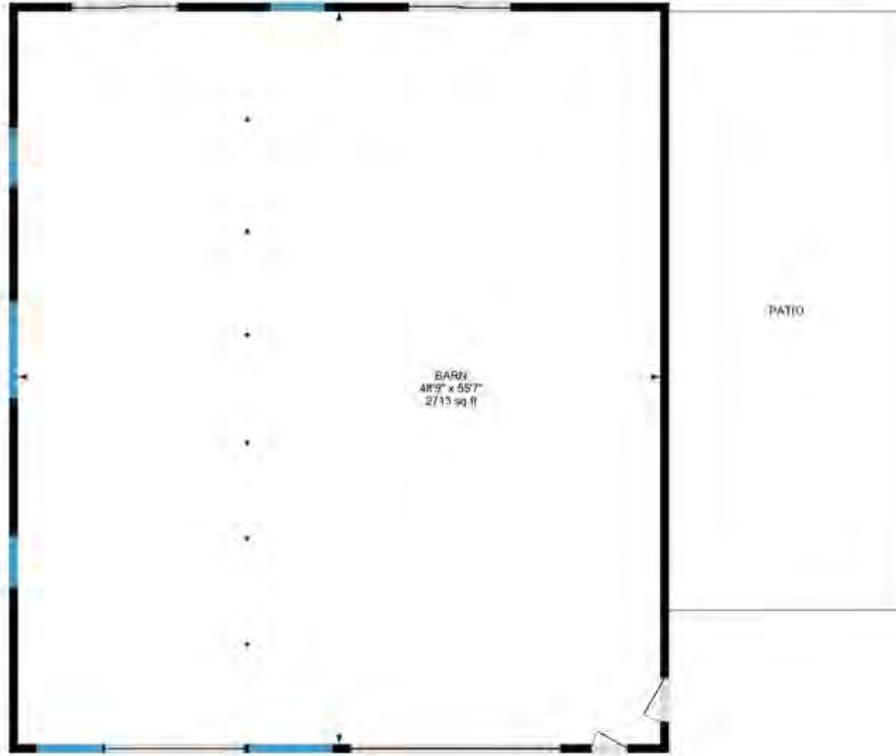


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Barn Excluded Area 2854.04 sq ft



PREPARED: 2022/09/06



While regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



EXCEPTIONAL FEATURES

- Perfect business opportunity, was established as a Yoga Retreat and would make a great health & wellness retreat, Air BnB or equestrian facility, 14.37 acre property
- Main home is approximately 5820 sq. ft. in size with 7 bedrooms all with ensuite bathrooms
- The acreage has a newly renovated 60 x 60 barn that is currently used as a wedding venue as well as a large Quonset with 2 separate entrances for vehicles
- Enjoy relaxing by the bubbling Joe Rich Creek with little walking bridges going over the creek throughout the property, 3 water licenses
- Fully fenced - great for farm animals
- Very private property with numerous outdoor living spaces
- Every bedroom has either a balcony or patio access
- Gourmet kitchen with top-of-the line stainless steel appliance package
- Tree lined driveway and fully irrigated property
- Located just only a short 25-minute drive to Big White Ski Resort
- Security cameras around the property

Entry/Foyer

- Spacious foyer with direct access to the main living space
- Adjacent staircase leading to the lower level
- Cork flooring and recessed lighting

Kitchen/Dining Room

- Centre island with butcher block countertop and seating for 4
- Track lighting above island
- Recessed lighting throughout
- Quality cabinetry equipped with soft closing hardware
- Quartz countertops with large farm style sink
- Cork flooring & tile backsplash
- Under cabinet lighting providing for a brighter working space
- Open concept with the large dining room area with easy access to the deck overlooking the scenic backyard
- Can easily accommodate up to 10 guests
- Cozy and inviting 2 sided wood burning fireplace with floor to ceiling brick surround
- Built-in wine rack holder beside the wood burning fireplace

Family Room

- Massive space for entertaining with access to private deck
- Multiple windows provide natural light
- Pool table with Tiffany lighting above
- Cork flooring, recessed lighting and surround sound
- Backyard deck offers glass railings and views of the lush backyard greenery and creek
- NuHeat in-floor heating

2-Piece Bathroom

- Located off the main living space and beside the secondary entrance
- Pedestal sink with mounted mirror above, cork flooring and built-in floor to ceiling storage

Living Room

- Enjoy the crackling of the wood burning fireplace while being encased by windows offering the best views of the natural surroundings
- Sunken living room with cedar lined vaulted ceilings
- Raised tile hearth and floor to ceiling brick finishing around the fireplace
- Cork flooring

Primary Bedroom + 4-Piece Ensuite

- Bedroom with direct walkout access to the front patio
- Recessed lighting and surround sound
- 2 large windows with property views
- Cork flooring
- Convenient space for a desk
- The 4-piece ensuite has a solid surface vanity with two undermount sinks, tile flooring, mounted mirrors with bar lighting above, walk-in shower hand wand shower and waterfall shower head

Bedroom #2 With 3-Piece Ensuite

- Spacious bedroom with private balcony access, surround sound and shaded light fixture
- Pocket door access to the 3-piece ensuite which offers tile flooring, acrylic shower with recessed lighting and vanity with circular vessel sink
- Fire sprinkler system in bedroom

Bedroom #3 With 3-Piece Ensuite

- Bright, spacious bedroom with private access to the partially covered deck overlooking the backyard
- Cork flooring, shaded light fixture and surround sound
- Large glass door provides abundant natural light
- Vanity with solid surface countertop, undermount sink and mounted mirror
- Tile flooring
- Seamless glass and tile shower with corner seating, wall niches for products, recessed lighting and hand wand shower head

Bedroom #4 With 3-Piece Ensuite

- Spacious bedroom with massive skylight and direct access to the private balcony
- Built-in wall hutch serves as a closet
- Cork flooring, recessed lighting, surround sound
- 3-Piece ensuite with tile flooring, seamless glass and tile walk in shower, tile floor and circular vessel sink

Laundry Room

- LG front load washer and dryer
- Countertop space with built-in shelving
- Skylight provides a bright space

Lower Level

Recreation Room

- Large stone fireplace with wood burning fireplace and wood storage available
- Recessed lighting and shaded light fixtures throughout
- Cork flooring
- Encased with window providing abundant natural light and taking in the beautiful outdoors

2-Bedroom In-Law Suite With 4-Piece Bathroom

- Separate entrance for added privacy
- 2 bedrooms with lots of windows and both with direct walk-out access to the private patio
- Kitchen has granite counters, tile backsplash and farm style sink, kitchen cabinets have soft closing hardware
- Cork flooring

4-Piece Bathroom

- Solid surface vanity, undermount sink, soft closing hardware
- Acrylic tub/shower combo with hand wand shower head
- Tile flooring

Laundry Room

- Stackable LG washer & dryer
- Utility sink
- Access to some of the homes mechanical systems

Bedroom #7 With 4-Piece Ensuite

- Direct walkout access to private backyard patio
- Cork flooring, surround and recessed lighting
- Ensuite features tile flooring, granite countertop with undermount sink
- Acrylic tub/shower combo with hand wand shower, enclosed with half glass panel





LISTED BY JODI HUBER

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