



JANE HOFFMAN
REALTY

16.43 ACRE PROPERTY WITH ORCHARD AND HOME WITH POOL



PROUDLY MARKETED BY JODI HUBER

3310 Mathews Road
Kelowna, BC

DETAILS

Address	3310 Mathews Road Kelowna, BC	Bedrooms	8 includes suite
		Bathrooms	5 full includes suite
		Finished Area	4950 sq. ft. includes suite

SPECIFICATIONS & FEATURES

Lot Size	16.43 Acres, 654 ft. x 1100 ft.	Year Built	1980, Approximate
Pool	In Ground Heated Pool	Exterior	Stucco, Brick
Water	Irrigation District	Roof	Asphalt/Fibreglass Shingles
Sewer	Septic	Heating	Natural Gas, Forced Air
Views	Mountain	Cooling	Central Air
Main Level	2600 sq. ft.	Fireplace	3 Fireplaces
Upper Level	2350 sq. ft.	Garage/Driveway	Attached, Detached, 6 Covered Parking
		Foundation	Concrete

Room Sizes - Main Level

Kitchen: 16 3 x 10 11
Breakfast: 16 3 x 7 11
Dining Room: 13 1 x 17 7
Family Room: 22 7 x 15 6
Living Room: 23 2 x 24 6
Full Bathroom: 8 6 x 6 1
Bedroom: 10 8 x 13 11
Bedroom: 12 11 x 13 9
Bedroom: 10 8 x 11
Full Bathroom: 10 9 x 7 11
Laundry: 12 8 x 7
Utility: 12 1 x 10 11
Garage: 24 11 x 31 3

Room Sizes - Upper Level

Primary Bedroom: 16 x 27
Full Ensuite Bath: 7 11 x 13
Bedroom: 13 5 x 13 4
Bedroom: 17 x 13 1
Full Bathroom: 7 2 x 9 8

Suite Above Shop

Dining Room: 15 x 5 10
Kitchen: 15 x 5 10
Living Room: 22 3 x 19
Bedroom: 11 x 11 1
Bedroom: 10 9 x 11
Full Bathroom: 6 10 x 7 1

Inclusions

- LG washer & dryer
- KitchenAid 5 burner gas cooktop
- KitchenAid fridge/freezer combo
- Panasonic microwave
- Whirlpool oven
- Whirlpool dishwasher

Mechanical

- Bradford hot water tank
- Carrier furnace + AC unit

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 3310 MATHEWS ROAD

Gorgeous Orchard in sought after South East Kelowna. 16.5 acres planted in cherries and honey crisp apples.

Property boasts 4 car detached garage, attached 2 car garage plus labour housing!

The main home is over 4000 square feet offering 6 bedrooms and 5 baths.

Spacious kitchen with large centre island, lots wood cabinetry, granite surfaces and open to dining.

3 living areas that enjoy the wood fireplace with ample room for a growing family.

3 bedrooms and 2 baths on the main.

Primary bedroom on the upper level complete with private bathroom, with 2 additional bedrooms and bath.

Newly completed 2 bedroom suite over the detached garage.

Massive private pool area features cabana with bathroom, hot tub and covered dining area.

Listing Agent - Jodi Huber | Contact jodi@janehoffman.com or 250-866-0088























3310 Mathews Rd, Kelowna, BC

Main Floor Exterior Area 2600.62 sq ft
 Interior Area 2432.16 sq ft
 Excluded Area 778.60 sq ft



2nd Floor Exterior Area 1458.72 sq ft
 Interior Area 1328.83 sq ft
 Excluded Area 68.43 sq ft



PREPARED: 2023/04/01

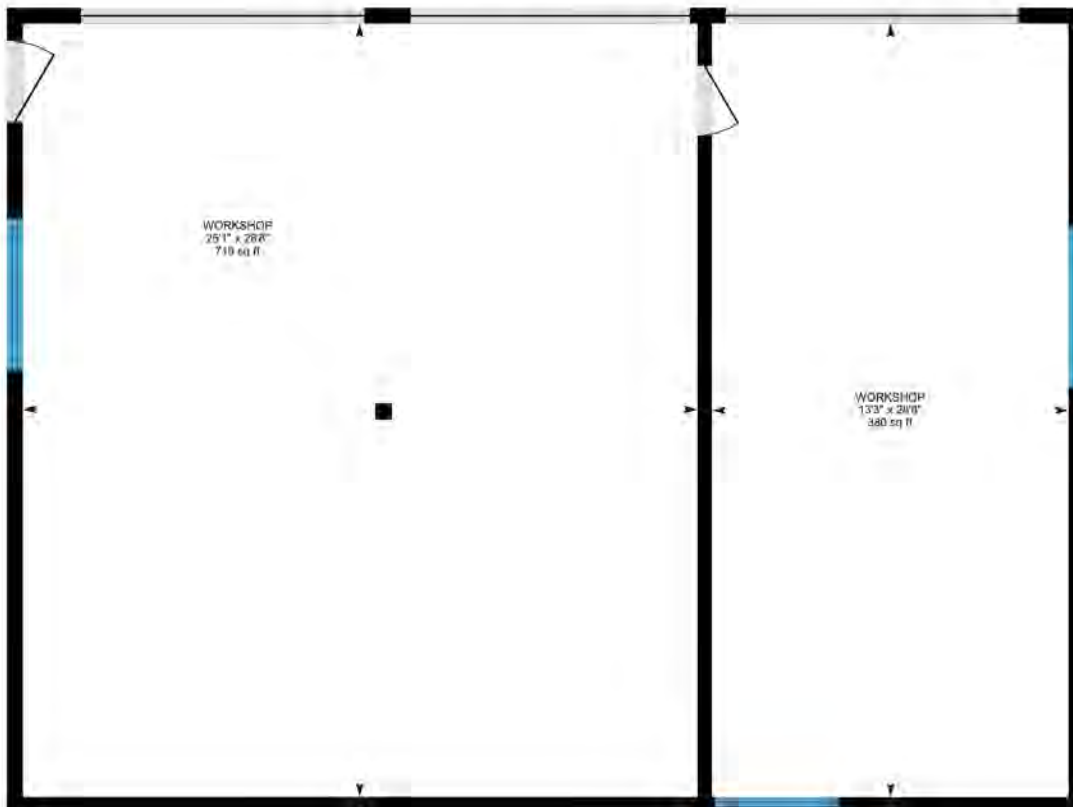


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Above Shop Suite Interior Area 892.44 sq ft



Shop Excluded Area 1114.41 sq ft



PREPARED: 2023/04/01



EXCEPTIONAL FEATURES

- South East Kelowna Orchard offers acres of Honey Crisp Apples and over 3 acres of Cherries
- Throughout the property there is farm work labourer housing that offers approximately a total of 12 bedrooms, kitchen, living areas and more
- At the poolside you are welcomed by private lounging, oversized chlorine pool with diving board, controlled by a heat pump plus a private change room with sink and toilet
- A convenient shower space is also at the pool side
- Covered outdoor dining area with media hookup and natural gas line for BBQ
- Kitchen offers granite countertops and a large centre island with ample wood cabinetry
- Oversized detached garage perfect for a car enthusiast or handy man and tools
- A very private estate surround by mature shrubbery
- The main home has over 5100 sq. ft. of living space that offers a total of 6 bedrooms and 5 baths
- Newly completed 2 bedrooms suite over the detached garage

Main Floor

Living Room/Family Room

- Large living room with multiple windows offering front yard views and allowing natural light to fill the space
- Windows are equipped with pull down blinds
- Floor to ceiling brick fireplace
- Cedar lined ceiling
- This space can easily accommodate multiple styles and sizes of furniture
- Ease of access to the upper floor and the other living spaces
- The family room is currently used as a recreation space with a full-sized pool table and and surrounded by large windows
- Carpeted flooring

Kitchen/Dining Room

- Well-appointed kitchen with large granite centre island, wood cabinetry and full professional stainless steel appliance package
- Granite countertops with tile backsplash
- Seamless transition to the exterior living space and poolside lounging
- Hardwood flooring, recessed lighting
- Separate formal dining room currently used as a media room

Bedroom 1 + 3-Piece Ensuite

- Spacious bedroom overlooking the backyard and poolside
- Carpet flooring, beamed cedar lined ceiling and walk in closet
- The ensuite features seamless glass and tile walk in shower with bench seating, hand wand shower head and recessed lighting
- Tile flooring, vanity with integrated sink and mounted mirror with bar lighting above

Bedrooms 2 & 3

- Both bedrooms are similar in size and offer the same features
- Carpet flooring and windows overlooking front courtyard
- One bedroom has a beamed cedar line ceiling

4-Piece Bathroom

- Large vanity with arborite countertops, two vessel sinks and mounted mirror above
- Tile flooring
- Acrylic tub/shower combo
- Convenient to both bedrooms

Above Main Floor

Primary Bedroom

- Larger primary retreat with a cozy fireplace, multiple windows, carpeted flooring and seating area
- Full walk-in closet features built-ins, hanging rails and extra storage
- Full walk-in ensuite bathroom with tile flooring, shower and vanity with tiled counter and mounted mirror above

2 Additional Bedrooms

- Spacious bedrooms with windows overlooking the yard
- Carpeted flooring, closet space
- Windows are equipped with shutter blinds

3-Piece Bathroom

- Full bathroom with tiled flooring, vanity with arborite counter, quality cabinetry and walk-in shower
- Extra storage

Living Quarters Above Shop

- Tastefully completed two bedroom, one bathroom living quarters over the detached shop
- Great space for orchard workers or extended family
- Open living space with bedrooms on one side and kitchen/bathroom on the other side
- Front load washer/dryer, fridge/freezer combo and dishwasher
- Lots of natural light throughout



LISTED BY JODI HUBER

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LEADERSHIP WITH EXPERIENCE

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