

\$2,998,000 - 11938 Oceola Road, Lake Country

MLS® #10336843

\$2,998,000

5 Bedroom, 4.00 Bathroom, 2,694 sqft

Single Family on 8.91 Acres

Lake Country South West, Lake Country,
British Columbia

This 8.91-acre farm is more than just land, it's a flourishing business in a high-profile location at the intersection of Oceola & Bartell Roads. Extensive frontage and easy access off Oceola Road, a high-traffic route offering excellent visibility for the market. The home benefits from a more private access off Bartell Road. This property enjoys a steady flow of traffic, making it ideal for agricultural entrepreneurs. The well-established farm market features a spacious commercial cooler, ample storage, dedicated parking, and an inviting retail space. The market building was constructed to accommodate a second story if desired. Approx 5.5 acres are cultivated: 3.5 acres cherries, 1.5 acres peaches, and 1 acre diverse market offerings. An additional acre is planted with young cherry trees, while the remaining land provides space for expansion or storage. Benefit from agricultural tax advantages and low water rates. The comfortable home offers views of Wood Lake. The main level features 10'™ ceilings, a welcoming foyer, a spacious master suite with an ensuite, 2 additional bedrooms & bathrooms, an office/laundry room, a well-appointed kitchen and family room and a separate living room. An independent upper-level in-law suite includes two bedrooms, vaulted ceilings, and separate driveway and parking area. Connected to city sewer. Seller has received preliminary approval to create 5 sleeping units for



agritourism uses. DLC has indicated they could be connected to municipal sewer.
(id:6289)

Built in 2003

Essential Information

Listing #	10336843
Price	\$2,998,000
Bedrooms	5
Bathrooms	4.00
Half Baths	1
Square Footage	2,694
Acres	8.91
Year Built	2003
Type	Single Family
Sub-Type	Freehold

Community Information

Address	11938 Oceola Road
Subdivision	Lake Country South West
City	Lake Country
Province	British Columbia
Postal Code	V4V1H1

Amenities

Amenities	Golf Nearby, Airport, Park, Recreation, Schools, Shopping
Features	Level lot, Private setting, Corner Site, Irregular lot size, One Balcony
Parking	Surfaced
View	Lake view, Mountain view, View (panoramic)
Is Waterfront	Yes
Waterfront	Other

Interior

Heating	Electric Baseboard heaters, Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Other
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	RE/MAX Kelowna
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