



SCOTT
MARSHALL

THE MARSHALL ACREAGE REPORT

OKANAGAN | WINTER 2021/2022

We are pleased to announce the second edition of “The Marshall Acreage Report”, a quarterly report with a focus on providing valuable insights into the local farm, acreage, and unique property market throughout the Central and North Okanagan, with over 10,000 paper copies distributed every quarter across the Valley.

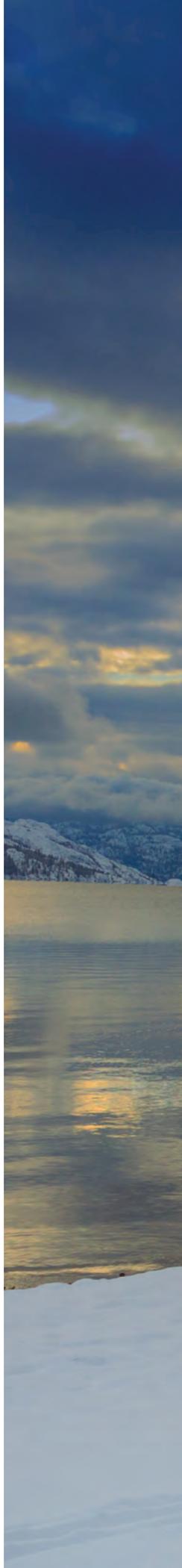
As a local REALTOR® with 5 generations of farming knowledge and extensive experience on the successful purchase and sale of farms, acreages, horticultural, viticultural, estate and unique high-value properties, I continue to look forward to sharing my thoughts in this ever-changing niche market. We will continue to share both factual data on a quarterly basis, as well as objective and subjective interpretation of market conditions from myself and industry professionals. As we strive to continue to be experts in the Central and North Okanagan for these unique properties, we hope this report is useful to you in some manner. My direct line at 250-470-2388 is always open if you wish to have a conversation about the market.

COVID-19 continues to have a profound impact for how these properties are purchased and sold. This report, along with print advertising, professional content creation, and use of photography/videography are just some of the tools I use to successfully market and sell some of the most notable acreage, farm and unique properties throughout the Okanagan.

As we progress towards the Spring of 2022, I look forward to assisting the smallest landowners, all the way up to the largest ones, navigate through these strange times.

Scott Marshall

PREC*, BCOM, REALTOR® and Associate Broker RE/MAX Kelowna
#1 individual REALTOR® at RE/MAX Kelowna for 2021.



A winter landscape featuring a calm lake in the foreground, a snow-covered shoreline, and a large house with a snow-laden roof on the right. The background is filled with snow-covered evergreen trees and a dramatic, cloudy sky with a hint of sunset or sunrise light reflecting on the water.

“

My direct line at
250-470-2388 is
always open”





TABLE OF CONTENTS

| | |
|------------------------------------|-----------|
| Farmland Market Report | 5 |
| Acreage Market Report | 10 |
| Meet Scott Marshall | 14 |
| Strong Roots. Rich History. | 16 |
| Current Listings | 18 |
| Notable Transactions | 38 |
| Contact Us | 47 |

FARMLAND MARKET REPORT

Strong farmland sales continue to occur throughout the Okanagan as we ended 2021 and began 2022.

I have witnessed tree fruit land sales continue to show spectacular price per acre, with notable sales continuing into the \$200,000s. Cherries and Vineyard properties continue to prove themselves as the highest in-demand crop, with apple orchards continuing to demand a more affordable price per acre. Apple orchards, especially those that are more mature in age, continue to be replanted towards cherries and vineyard.

I am under the belief that inventory, or lack thereof, is a primary driver in the strong pricing we have seen. There is a severe lack of suitable orchard and farmland inventory on the open market now, and I know personally of a long list of orchardists who would be willing to write offers on product if it was only available. Realistically, I don't expect a sudden surge in inventory to suddenly announce itself to satisfy the current demand levels. The only way I could see this occurring is if there was a tremendously poor year for tree fruits that force certain growers to dispose of land assets, which is always a possibility yet isn't a very likely event.

The buyers for these properties continue to be relatively consistent. Larger growers continue to consolidate the market, with larger parcels in particular being very attractive to a few notable buyer groups. Smaller parcels garner attention from a more diverse buyer range, including smaller and larger growers alike. However, I am noticing a more prevalent trend emerging for many farmland properties; investors. I have been fielding many calls pertaining to those wishing to invest in agricultural land throughout the Okanagan, and they are willing to take on properties with nearly no cash-flow upside, with the hope of receiving long term value appreciation over the years to come. This is an interesting trend to observe, especially with tree fruit properties that have lake views, are in strategic areas with future ALR exclusion potential, etc. Many investors are ready to "roll the dice" and see how agricultural land plays out over the long term.



“

Vineyards have been demanding a strong price per acre”



**LAKE COUNTRY
FARMLAND PRICES**



**KELOWNA
FARMLAND PRICES**



**VERNON
FARMLAND PRICES**



**LAKE COUNTRY
FARMLAND SALES**



**KELOWNA
FARMLAND SALES**



**VERNON
FARMLAND SALES**

*Please note that the pricing and sales numbers above are based on interpretation of market data and are subjective in nature. For farmland and acreages, there is lower sales volume on the MLS than that in the typical real estate sectors, and many transactions that we handle are done privately off of the MLS. These numbers are drawn from my own experience in the sector and through consultation of various industry professionals.

Low interest rates, cherry pricing and low supply of farmland continue to be the primary drivers for the current strength observed in the marketplace.

There is a consensus of having small increases of interest rates as we progress through 2022, which won't have a significant impact unless there is a much larger increase than forecasted. Cherry pricing, especially in the Asian market, will continue to be a primary risk factor associated with farmland pricing. I anticipate there to continue to be a supply issue for farmland throughout 2022.

Overall, I expect neutral pricing pressure and stable market conditions for the next quarter for farmland. Sales will likely be artificially low if supply continues to be low, which won't accurately reflect the state of the market. The Okanagan market continues to be resilient, and it continues to be an extremely strong market for sellers to sell their land assets at very strong prices.

ACREAGE MARKET REPORT

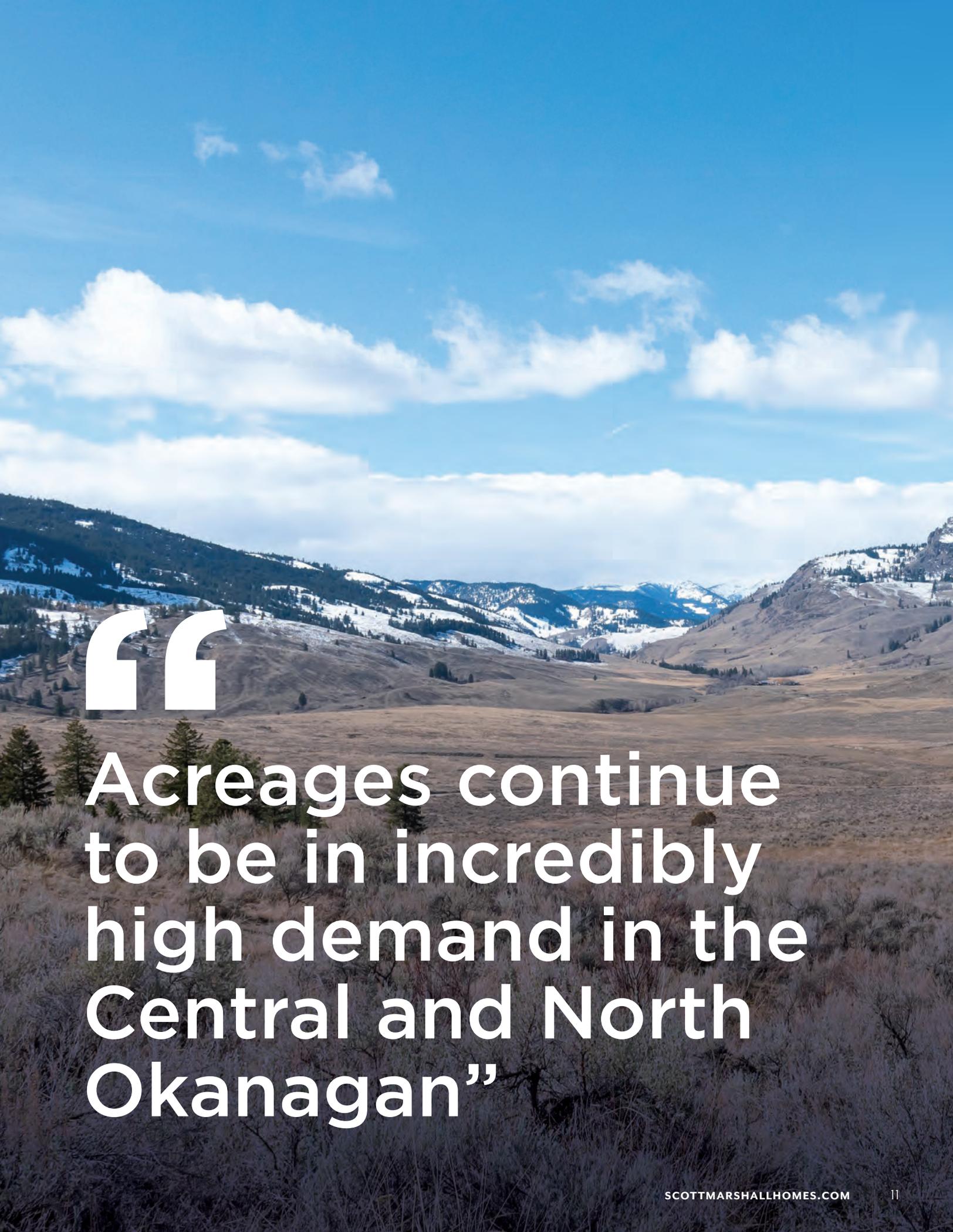
There continues to be spectacular market activity for acreage properties throughout the Okanagan Valley. The previous lull in activity in the Fall has left us, replacing itself with renewed resiliency in the acreage market.

We continue to see a general outflow from the Lower Mainland and Albertan markets towards the Okanagan Valley, with both small and large acreages alike being sought after for general privacy, elbow room, or self-sufficiency off of the land. COVID continues to have a strong impact on demand for these properties, allowing many potential buyers to live where they want and choosing the Okanagan Valley to call home as a result. The Okanagan Valley continues to be relatively affordable in comparison to the major market of the Lower Mainland, and offers the big-city amenities many would be looking for. Likewise, Vernon and surrounding sub-areas continue to show relative affordability to Kelowna and continues to see excellent activity as a result. Low supply and high demand continue to draw strong sales figures and pricing alike. As mentioned in the last report, we continue to see blurred geographical lines in the Okanagan, with much of pricing becoming similar regardless of geographical differences.

Smaller acreages of under 5 acres in size continue to be highly in demand due to the broad range of buyers interested in these properties. Larger acreages also continue to be in high demand, but typically yield higher days on market due to the smaller buyer base interested in such purchases.

Bare land acreage continues to be in high demand. I have witnessed some building lots, especially with acreages, increase over 50% year-over-year. Similar to other facets of the market, there is a severe lack of valid bare-land acreage inventory currently for sale. To make example of this, we can look at Canyon Creek Estates, a new subdivision of acreage/estate style lots pre-selling in the South East Kelowna area. At the time of this report, only 13 of the 104 lots are currently available, with all other lots currently pending or sold as per the Canyon Creek website. There is such a high demand to have the elbow room and privacy that an acreage offers, and we continue to see inflows from other marketplaces that continue to fuel this demand.





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Acreages continue to be in incredibly high demand in the Central and North Okanagan”



**LAKE COUNTRY
ACREAGE PRICES**



**KELOWNA
ACREAGE PRICES**



**VERNON
ACREAGE PRICES**



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ACREAGE SALES**



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I am continuing to see prices being pushed further and further, yet surprisingly, the market is actually absorbing some of these elevating prices.

Pricing pressure continues to move upwards, which seems to be largely in part to the continuously mentioned lack of supply. Largely overpriced properties continue to sit very stagnant, which at least allows for a slow build up of supply of some sort, albeit overpriced. Over the next quarter, I would expect for market conditions to remain generally the same as a Seller's market. Sales figures will continue to seem artificially low in some respects due to a lack of inventory, yet pricing will remain strong.



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Scott has successfully sold over 1650 acres of land since the start of 2020”

MEET SCOTT MARSHALL

Scott Marshall was born and raised in the Central Okanagan and is part of the 5th generation of his family to live in the beautiful Okanagan Valley.

The Marshall Family has a proud history in fruit farming in the Central and North Okanagan since 1911, while the Thorlakson side of the family started farming in the North Okanagan in the late 1800's. Scott's parents operated large orchards and nursery plantings, and he grew up with them working in the Okanagan Real Estate market. Additionally, Scott has experience as a manager at the largest cherry operation in Canada, translating to a thorough understanding of how these properties fundamentally function.

After completing 4 years of formal education at the University of British Columbia, Scott received a Bachelor of Commerce (BCOM) in Finance and Real Estate before becoming a licensed REALTOR® and Associate Broker at RE/MAX Kelowna. Since becoming licensed, Scott has quickly become a natural expert in the Horticultural, Viticultural, Farm, Acreage, Estate and Unique Property market. Scott has successfully sold over 1650 acres of land since the start of 2020 and has been involved in some of the most notable and high-value acreage transactions in the Okanagan. Scott has earned the Highest Priced Sale of the Year Award, is ranked as the #1 individual REALTOR® at RE/MAX Kelowna for 2021 and is a trusted contributor to several publications such as the Orchard and Vine and the Western Investor as a unique property specialist.

Scott is uniquely qualified to effectively assist with the purchase and sale of Horticultural, Farm, Acreage, Estate and Unique Properties throughout the Okanagan. To take advantage of 5 generations of valued agricultural experience in the Okanagan, call Scott Marshall for your farm and acreage needs!

STRONG ROOTS. DEEP HISTORY.



Great Great Grandfather Thorlakur Thorlakson harvesting grain on the Commonage near Predator Ridge in Vernon



Great Grandfather Lewis Marshall living in a tent on his first orchard in the Glenmore area of Kelowna



Grandfather Rexford Marshall next to a newly planted orchard in the Carrs Landing area of Lake Country



Father Lance next to nursery stock in the Carrs Landing area of Lake Country



Scott training young cherry trees in the Black Mountain area of Kelowna





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Take advantage of
five generations of
valued agriculture
experience in the
Okanagan”

CURRENT LISTINGS





5.9 ACRE LAKESHORE PARCEL with 2 islands off shore. Long term development potential.

16070 CARRS LANDING ROAD, LAKE COUNTRY
OFFERED AT \$12,000,000

A world-class lakeshore parcel with 2 islands offshore, boasting 5.9 acres with some of the best water frontage on Okanagan Lake. With a stunning south facing point and 1323' of lakeshore frontage, this gorgeous setting is unique and unparalleled. Available in conjunction with 15924 Carrs Landing Road, creating development potential for 2.47 acre lots.



7.73 ACRE ESTATE WITH UNPARALLELED LAKE VIEWS

High density mature cherry orchard. Stunning 6000+ sq.ft. home.



14911 OYAMA ROAD, LAKE COUNTRY OFFERED AT \$5,499,000

Idyllic setting in the picturesque Oyama community! Gated, private and unmatched curb appeal with cherry tree lined driveway, meticulously planted vineyard, and sweeping views of Wood Lake and the Oyama strip. 3 bedrooms, 6 bathrooms and over 6000 sq. ft of unwavering quality, custom built to engage the expansive lake-views. Large gym, rec room and wine cellar on lower level. Great income from the leased orchard.



11.79 ACRE LAKE VIEW ESTATE

5000+ sq. ft home with
4300+ sq. ft workshop + 2 suites.



5757 UPPER BOOTH ROAD, KELOWNA | OFFERED AT \$4,600,000

One-of-a-kind lake-view estate in the Ellison area of Kelowna! Stunning 4 bed, 4 bath, 5574 sq ft home with newly constructed pool. Fully renovated living space makes it show wonderfully. 524 sq. ft suite over the triple car garage. Irreplaceable 4337 sq. ft concrete constructed commercial shop with 3 overhead doors, reception area, 2 offices and additional suite above. Almost 0.50 acres of pavement for nearly unlimited parking. 11.79 acres of A1/ALR zoned land. Spectacular lake-views.



HIGH DENSITY APPLE ORCHARD WITH 2 HOMES

19.797 acres in Lavington.



6765 LEARMOUTH ROAD, LAVINGTON | OFFERED AT \$4,399,000

Quintessential farmhouse in Coldstream! This stunning home features 3 bedrooms, 3 bathrooms and 3602 sq. ft of living space with tasteful renovations throughout. Unfinished basement ready to be completed with your ideas. 19.797 acres of beautiful farmland, planted out to high density apples with small side and berry gardens. Additional home on property – both homes currently tenanted. Amazing investment potential!



4.49 ACRES WITH DEVELOPMENT POTENTIAL available in conjunction with 16070 Carrs Landing Road.

15924 CARRS LANDING ROAD, LAKE COUNTRY OFFERED AT \$4,200,000

Outstanding lake-views at this 5-bedroom, 3-bathroom home in Carrs Landing! 4.49 acres of RR1 zoned land. 7200 sq. ft well-constructed shop with a 800 s.q ft mezzanine, nearly impossible to get approved nowadays. There's potential for 2.47 acre lots with RR2 zoning when purchased with 16070 Carrs Landing. Available in conjunction with 16070 Carrs Landing Road for a total of 10.39 acres (5.9 + 4.49) on the lake with 1323' of lakeshore frontage.





GATED ESTATE IN SOUTH EAST KELOWNA

6.55 acres with stunning 5000+ sq. ft home and workshop.



4160 JUNE SPRINGS ROAD, KELOWNA OFFERED AT \$3,995,000

6.55-acre estate in the coveted South East Kelowna neighborhood! The main home provides 4 bedrooms, 4 bathrooms and over 5200 sq. of living space. Walls of windows for an abundance of natural light, double height ceilings over the great room and a lower-level media room and wine cellar. Attached 3 car garage, detached double garage and a 2400 sq. ft detached garage/workshop for all the car lovers. Outside, a heated pool, full wet bar and large covered deck perfect for entertaining. Secondary caretakers' home on the property.

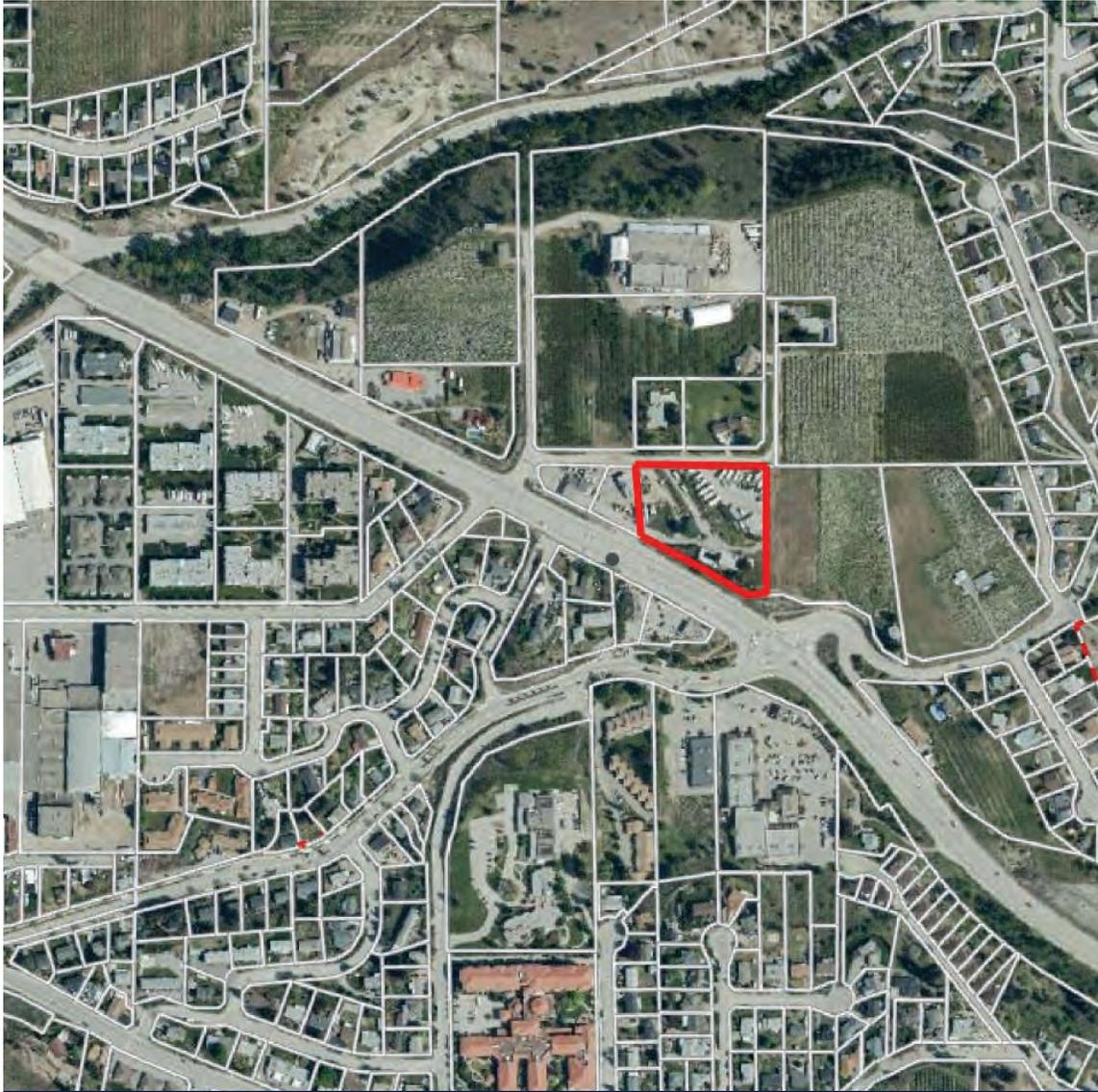


13.47 ACRE PRIVATE ESTATE
with 4000+ sq.ft. newer rancher + guest cabin.



4405 JUNE SPRINGS ROAD, KELOWNA | OFFERED AT \$3,995,000

Ultimate privacy at this 13.47-acre estate in South East Kelowna! Beautiful custom built, 3 bedroom + den, 4 bathroom rancher featuring exposed wood beams, scenic views, and large windows for ample light. Gourmet kitchen with fully serviced wet bar, adjacent to walk in pantry and cooler. Master suite with 5 -pce ensuite and spacious walk-in closet. 1237 sq. ft garage. Top notch finishings with imported materials. Additional cabin on property. Land available for planting or for additional structures.



2.387 ACRE DEVELOPEMENT SITE with lake-views. 5.9% cap rate on asking price.

13608 HIGHWAY 97, SUMMERLAND | OFFERED AT \$3,850,000

Great investment opportunity in the heart of Summerland! 2.387 acres of CH zoned land. Currently operating at a projected 5.9% + cap rate. 14 RV stalls plus 14 self contained units (operating as motel but with nightly rentals on a "per-month" basis). Potential to rezone to medium density residential which would allow for an excellent lake-view development.



BOUTIQUE WINERY IN OKANAGAN FALLS

8.896 acre vineyard with additional leased land.

385 MATHESON ROAD, OKANAGAN FALLS
OFFERED AT \$3,500,000

Outstanding revenue potential from multiple streams. 8.896 acres planted out to vineyard with an additional lease of 1 hectare for tasting room on adjacent parcel. Approx. 5 acres planted to Pinot Noir, Pinot Blanc, and Cabernet Sauvignon. Revenue from Lavender Crop (approx. 0.50 acres) on leased component. Buildings on property include a 3-bedroom, 2.5-bathroom home, 2000 sq. ft primary greenhouse and 400 sq. ft greenhouse. Pending Micro Cannabis Cultivation license for additional revenue potential. Several water license for domestic and irrigation.



5-ACRE ESTATE WITH ESTABLISHED BLUEBERRY FARM

1135 GRAF ROAD, KELOWNA
OFFERED AT \$3,499,000

Stunning estate property with organic blueberry farm in Kelowna! Enjoy breathtaking lake and city views from this 4000+ sq. ft estate, set on a private 5.07 acre lot overlooking the city below. Great home for entertaining with generously sized rooms, gourmet kitchen and large in ground pool. Main floor master with luxurious 6-pce ensuite. Walls of windows for ample natural light. Large, detached workshop-heated and insulated. Triple attached garage.



PRIME LAKESHORE IN CARRS LANDING

142' of lake frontage.
Detached garage, 3500+ sq.ft., licensed dock, + more.

16390 CARRS LANDING ROAD, LAKE COUNTRY
OFFERED AT \$3,495,000

Spectacular lakeshore property in the prestigious Carrs Landing area! This unique home offers 3 bedrooms + office, 3 bathrooms and over 3600 sq. ft of sophisticated living space. 142' of lakeshore frontage + licensed dock. Low maintenance yard with meticulous landscaping. Double car garage + detached garage.





12+ ACRES, 2 TITLE PACKAGE in the heart of South East Kelowna.

4295 & 4315 JUNE SPRINGS ROAD, KELOWNA | OFFERED AT \$2,998,000

Can be bought in conjunction.

4315 JUNE SPRINGS ROAD | OFFERED AT \$1,299,000

Beautiful acreage in the desirable South East Kelowna neighborhood. 7.291 acres of land with several building sites. Fenced property with 2300 sq. ft barn with tack room and 6 stalls (1 converted to chicken coup). 8 paddock areas for horses. Large, covered parking area with workshop (separate).

4295 JUNE SPRINGS ROAD | OFFERED AT \$1,699,000

Wonderful farm home in the heart of South East Kelowna. Stunning 5.016-acre property with 3 bedroom plus office, 3 bathroom, 3000+ sq. ft home with 1 bedroom, 1 bathroom separately entranced studio suite. Land is well suited for cattle, equestrian uses and a variety of agricultural endeavors.



INCREDIBLE SEMI-LAKESHORE HOME AT CRYSTAL WATERS

Over 5300 sq. ft with dock and boat slip!



#16 - 18451 CRYSTAL WATERS ROAD, LAKE COUNTRY | OFFERED AT \$2,699,000

Rare opportunity for one of the most desirable lakeshore communities in the Okanagan! This spectacular property is designed to deliver the ultimate Okanagan lifestyle. Unparalleled accessibility to the Rail Trail, dock with boat slip and nearly a thousand feet of lakeshore for the community. 5 bedrooms, 5 bathrooms, and over 5000 sq. ft of sophisticated living space. Huge, covered decks for the stunning lake views, in law suite with full kitchen and double car garage with over height ceilings (plenty of room for car lifts). All just steps to the water!



4.97 ACRE HOBBY FARM with multiple workshops and renovated home.

**5380 LEARMOUTH ROAD, LAVINGTON
OFFERED AT \$2,250,000**

Stunning acreage in Lavington! Primary home with 3 bedrooms, 3 bathrooms and 2550 sq. ft of living space. Detached garage with 1 bed, 1 bath garden suite. 4.97 acres of land with multiple outbuildings including insulated workshop and commercial greenhouse. RV pad beside suite. Primarily farmed to garlic; easily converted to other uses. Excellent family home!





MODERN HOME ON 2.47 ACRES with legal carriage home and lake views!



4401 OTTLEY ROAD, LAKE COUNTRY OFFERED AT \$2,150,000

Lake-view home with legal carriage home! Take advantage of this fabulous setting - 2.47 acres on a quiet no thru road in the prestigious Okanagan Centre area of Lake Country! Primary home with 4 bedrooms plus office, 3 bathroom and 3300 sq. ft of living space. 1 bedroom, 1 bathroom carriage home above the detached garage. Modern design throughout, covered decks for the lake-views, and triple car garage with bay for boat or RV.



**1.1 ACRES
SURROUNDED BY VINEYARD**
with panoramic views of Okanagan Lake.



14511 CARRS LANDING ROAD, LAKE COUNTRY | OFFERED AT \$1,950,000

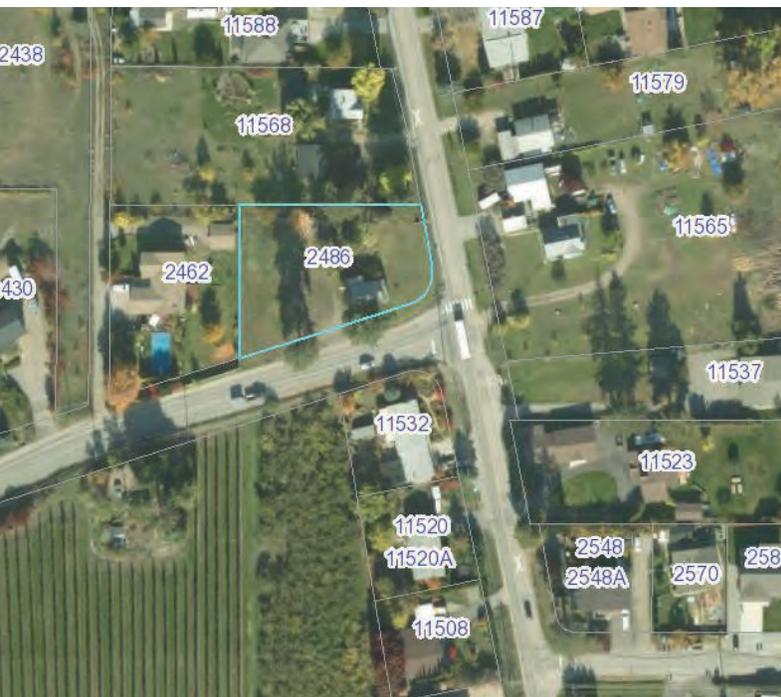
Legal B&B potential and unbeatable views in the beautiful Carrs Landing area of Lake Country! 4 bedrooms, 3 bathrooms and over 2800 sq. ft of living space uniquely perched to maximize the panoramic views of the Okanagan Lake. Large windows for ample sunlight, double garage with workshop area and over an acre of land set amongst a 150+ acre vineyard. Across the street from the lake and a quite waterfront park. A1/ALR zoning provide agri-tourism opportunities for extra income.

STUNNING VICTORIAN HOME ON 2.273 ACRES

3000+ sq.ft. home with lake
buoy for moorage.

10569 OKANAGAN CENTRE ROAD W,
LAKE COUNTRY | OFFERED AT \$1,790,000

Stunning lake-view home on Okanagan
Centre Road W! Set on 2.273 acres, this
property features 5 bedrooms, 3 bathrooms
and over 3600 sq. ft of quality living. Set
on a private roadway and only minutes to
wineries, boat launches and every other
amenity Lake Country has to offer. Master
craftsmanship and finishes throughout.
Speculation tax free zone.



0.51 ACRES

10 unit development site
in Lake Country.

2486 DAVIDSON ROAD, LAKE COUNTRY
OFFERED AT \$\$1,500,000

Fantastic lake-view development site in Lake
Country! RM2 zoning for low density row
housing. Development Permit Application
process underway for a 10-unit townhome
development. Sewer available on Davidson
Road. Small home on property (as-is-where-
is, no warranties) for rental income.



PARK-LIKE THIRD OF AN ACRE LOT 3000+ sq.ft. home on a quiet dead-end street.

11141 CEMETERY ROAD, LAKE COUNTRY OFFERED AT \$1,395,000

Private walkout rancher on a desirable dead-end street in Lake Country! Located walking distance to schools and wineries, this family friendly home features 4 bedrooms, 3 den/office, 4 bathrooms and over 3000 sq. ft of living space. Master bedroom with private patio. Lower-level rec room with wet bar. Private covered deck with fully fenced landscaped yard backing onto a rural equestrian property. Over a third of an acre to enjoy in the ultimate private setting!





1.25 ACRE LAKEVIEW LOT

Building lot in the prestigious Okanagan Centre area.



11263 MADDOCK AVENUE, LAKE COUNTRY OFFERED AT \$1,375,000

Build your dream home on this 1.25 acre lake-view lot in the stunning Okanagan Centre area of Lake Country! Rare offering with the lake just steps away and quick access to waterfront parks, wineries, walking trails and cafes. Municipal water, power and gas available. RR3 – rural residential zoning.



4.773 ACRE BUILDING LOT IN GLENMORE

Building lot in Kelowna.



**2705 LONGHILL ROAD, KELOWNA
OFFERED AT \$1,199,000**

Build your dream estate property on this unique 4.77-acre parcel near the geographic centre of Kelowna! Combination of RR2 and A1 (ALR) zoning. Great long term value potential. Cable, gas, power, water available.

NOTABLE TRANSACTIONS

SOLD



1516 ACRES

Setting a benchmark for 1000+ acre parcels in the Okanagan!

BLACK MOUNTAIN ESTATES | OFFERED AT \$18,000,000

Purchaser represented. 1516 acres of land along the eastern boundary of Kelowna off of Highway 33. Partially in City of Kelowna with remainder under RDCO. 11 titles. Agricultural possibilities or possibility for large lot development with great views.

SOLD



13.919 ACRE PARCEL
with 3 dwellings and full
irrigation rights.
Potential for tree fruits.

**2465 BRENTWOOD ROAD, LAKE COUNTRY
OFFERED AT \$2,565,000**

13.919 acres with Grade "A" irrigation rights in Black Mountain! Great multi-generational family home with 6 bedrooms, 4 bathrooms with a 2 (or 3) bedroom in-law suite. Additional 2-bedroom, 1-bathroom in-law suite above the detached garage. Large barn for animals in addition to several paddocks and pastures. Gently sloped land allows for a variety of uses including hay production, conversion to tree fruits, equestrian uses and more.





2.29 ACRE PARCEL
with full home and carriage home.



10573 OKANAGAN CENTRE ROAD W | OFFERED AT \$2,099,000

Elegant and sophisticated semi-lakeshore home in Okanagan Centre!
3-bedroom, 3-bathroom primary home with top notch finishings. Carriage home with the same classy design, 2 bedrooms, 1 bathroom, and its own garage space. Situated on a manicured, 2.29-acre lot at the end of a no thru road for ultimate privacy. Outstanding lake views and curb appeal!

SOLD

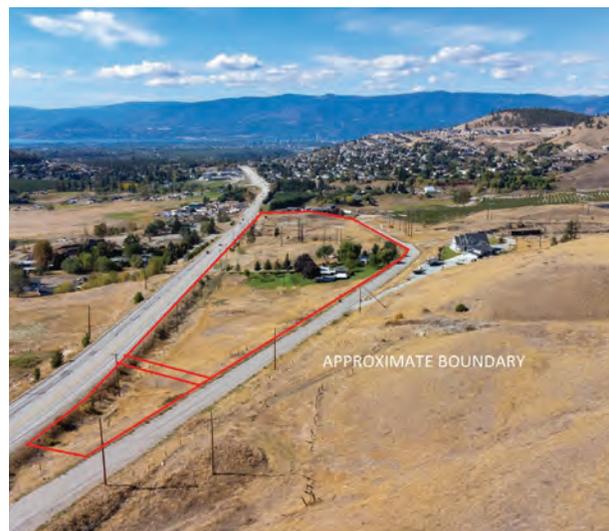


20.42 ACRE PARCEL

Great potential for vineyard or tree fruits.

2910 HIGHWAY 33, KELOWNA OFFERED AT \$1,750,000

20.42 acres of A1/ALR land in the City of Kelowna limits! 12.57 acres of Grade C" irrigation with availability to upgrade to Grade "A". Would make a great hobby farm, home based business site or holding property. Endless possibilities! Renovated and well-maintained modular home with great pool area. Large chicken coop and tons of parking available.



SOLD



4.92 ACRES

Setting a benchmark for 5 acre hobby farms in Kelowna.



**679 MOYER ROAD, KELOWNA
OFFERED AT \$1,699,999**

Tastefully renovated 4-bedroom, 3-bathroom, 2400 sq. ft home on 4.92 acres of agriculturally zoned land. Currently planted to several varieties of thornless berries, fall rye and lavender. Additional structures include storage shed and outbuilding with 4 horse stalls. Excellent hobby farm with additional grass field ready for additional planting. Semi-detached double garage.



0.849 ACRE LOT WITH LAKEVIEWS

Stunning views overlooking Ex Nihilo vineyard.



11230 CEMETERY ROAD, LAKE COUNTRY OFFERED AT \$1,699,000

Outstanding Lake and vineyard views in Lake Country! Spacious 3449 sq. ft, 5-bedroom, 3-bathroom home located at the end of a dead-end street! In ground pool, elevated sitting area and huge deck to take in the picturesque views. Nearly an acre of space and privacy, close to local schools and all the amenities Lake Country has to offer.

SOLD

4.15 ACRES IN S/E KELOWNA

2 homes; great investment with multiple streams of revenue.

**3060 GULLEY ROAD, KELOWNA
OFFERED AT \$1,675,000**

4.15 acres of prime land in South East Kelowna- Never before seen on the MLS! 2 full homes and detached workshop on property. Home A with 3 bedrooms, 2 bathrooms and 1 bed, 1 bath in-law suite. Home B with 3 bedrooms and 2 bathrooms. A1/ALR zoning.



SOLD



FULLY SERVICED LAKESHORE LOT

0.332 acres; ready for building.

**LOT 2 CARRS LANDING, LAKE COUNTRY
OFFERED AT \$1,595,000**

Prime lakeshore lot in the prestigious Carrs Landing area of Lake Country! Rare offering of a 0.332-acre lot with 78' of clean lakeshore frontage. Water from private utility, on sewer. Gas, phone, cable, power all at the road. Nearby incredible wineries, Predator Ridge Golf Course, Kelowna International Airport and so much more! Ready to build site in a high value area!



SOLD

0.7 ACRE LAKEVIEW HOME

Stunning 2'x6' built 4000+ sq.ft. w/ legal suite certification.

1731 CAMP ROAD, LAKE COUNTRY | OFFERED AT \$1,477,000

Excellent family home in Lake Country! Featuring 5 bedrooms, 4 bathrooms and 4300 sq. ft of living space, this home offers a traditional layout with a light and bright interior. Excellent craftsmanship shows throughout with 2x6 exterior and interior walls, spacious room sizes and plenty of windows. Situated on an ideal .70-acre spacious lot, with an oversized triple car garage for all the toys. Backyard with garden plot fire-pit and garden shed. Legal suite certification.

SOLD



15+ ACRE AGRICULTURAL ASSEMBLY

Setting a benchmark price in the region.

11951 & 12051 OKANAGAN CENTRE ROAD W, LAKE COUNTRY | COMBINED ASKING OF \$4,000,000

11951 OKANAGAN CENTRE ROAD W | LISTED AT \$3,000,000

10.148 acres of A1/ALR zoning with approximately 2 acres out of the ALR. Well kept 4-bedroom, 3-bathroom, 2700 sq. ft home in addition to an early farmhouse on property being utilized as a rental. 5.5 acres planted to a variety of apples, leased year to year. Just moments to the lake! Can be bought in conjunction with 12051 Okanagan Centre Road.

12051 OKANAGAN CENTRE ROAD W | LISTED AT \$2,000,000

5.57 acres of A1/ALR zoned land just moments to the lake! 2-bedroom, 2-bathroom modular home; entire property currently tenanted on a month-to-month basis. Currently set up for equestrian usage but is well suited for a variety of agricultural endeavors. Excellent lake views. Can be bought in conjunction with 11951 Okanagan Centre Road.

CONTACT US

Give Scott a call today for insight into the buying and selling of farms and acreages.

ADDRESS

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EMAIL

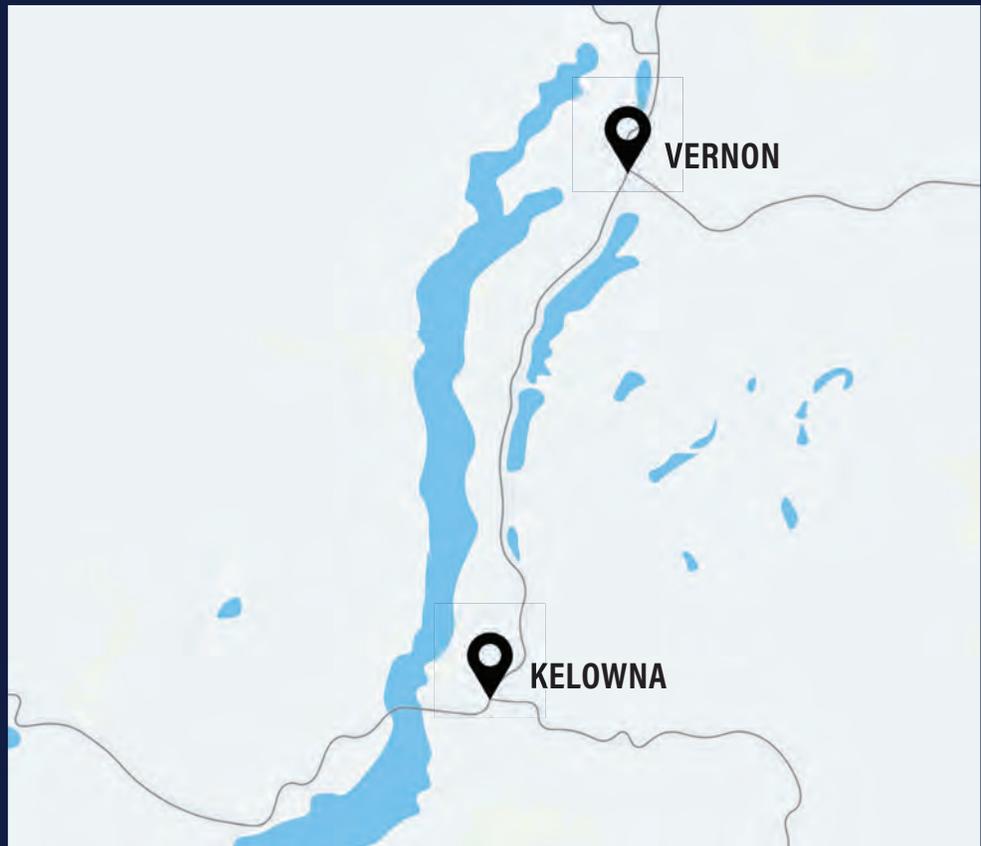
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