

# FOR SALE

# Curlyfrog Farm

## Idyllic 25.45 Acre Level Parcel



Lot lines for demonstration only. Actual lot lines and property boundaries to be verified by survey and municipal plans.

## 395 Hereron Road, Kelowna

### OPPORTUNITY

Just over 25 acres of level, multi-purpose land in a very unique setting, well suited to a wide variety of exciting opportunities. There are 2 residential homes that were renovated in 2000 and 2001, workshops, storage sheds, expansive landscaped areas for personal enjoyment of Okanagan summers, level agricultural grounds with a truly wonderful Spring Freshet.

### LOCATION

Located in the Northern district of Kelowna, the property borders pasture land to the north, Kelowna Springs Golf Course to the east, industrial development to the west and a combination of marshlands and industrial developments to the south. Hereron Road is a single property access road to Curlyfrog Farm, with the Highway 97 corridor easily accessible from 2 intersections.

For details or viewing of the subject, contact

All information and data presented here is deemed accurate but not guaranteed. Buyer to verify if important. E&O applies.

**ROB A. ARCHIBALD**

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**COMMERCIAL** [KelownaCommercial.com](http://KelownaCommercial.com)

**Royal LePage Kelowna  
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**ROYAL LEPAGE**

1-1890 Cooper Road Kelowna, BC V1Y 8B7



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### CIVIC DESCRIPTION

395 Hereron Road, Kelowna, BC  
Lot: 14, Plan: KAP68009, DL: 123, LD: 41 ODYD

### PROPERTY DETAILS

25.45 Acre Parcel | 901.62' Frontage | 1303.18' Depth  
Zoned: A1 | Black Mountain Irrigation District



### ALTERNATIVE INCOME SOURCES

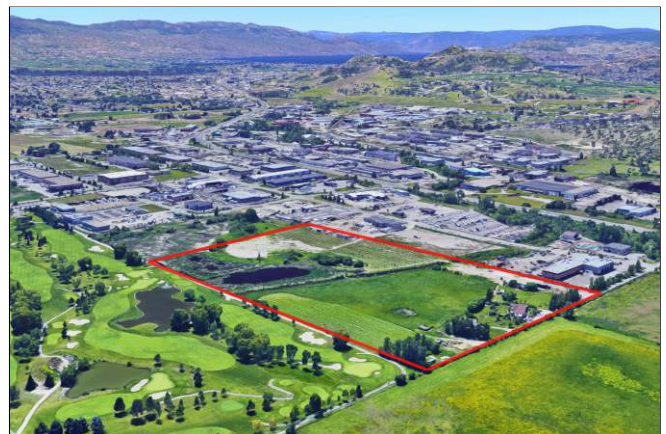
- 2 fully serviced, landscaped seasonal RV pads with 30 amp power, sewer, water, Rented out as Air BNB or private
- Extensive yard rental/storage
- High value black walnut timber

### KEY FEATURES

Spring Freshet

Typically happens anywhere between March up to June depending on weather. The area affected is primarily the 10-acre pasture which has been planted with flood tolerant black walnut, willow, pawpaw and hay. In 2018, the City of Kelowna initiated flood mitigation measures along Mill Creek which reduced peak flows. A 30 ft long, 36-inch diameter culvert with removable flood gate is on site.

Orchards have irrigation and a transfer of water rights is available for irrigating from creek. The soils are estimated to be Class 4, 5.



### OFFER

Purchase price.

\$2,950,000

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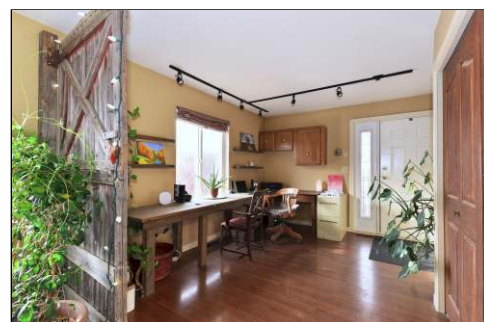
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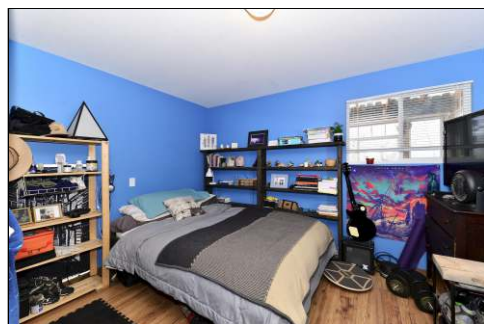
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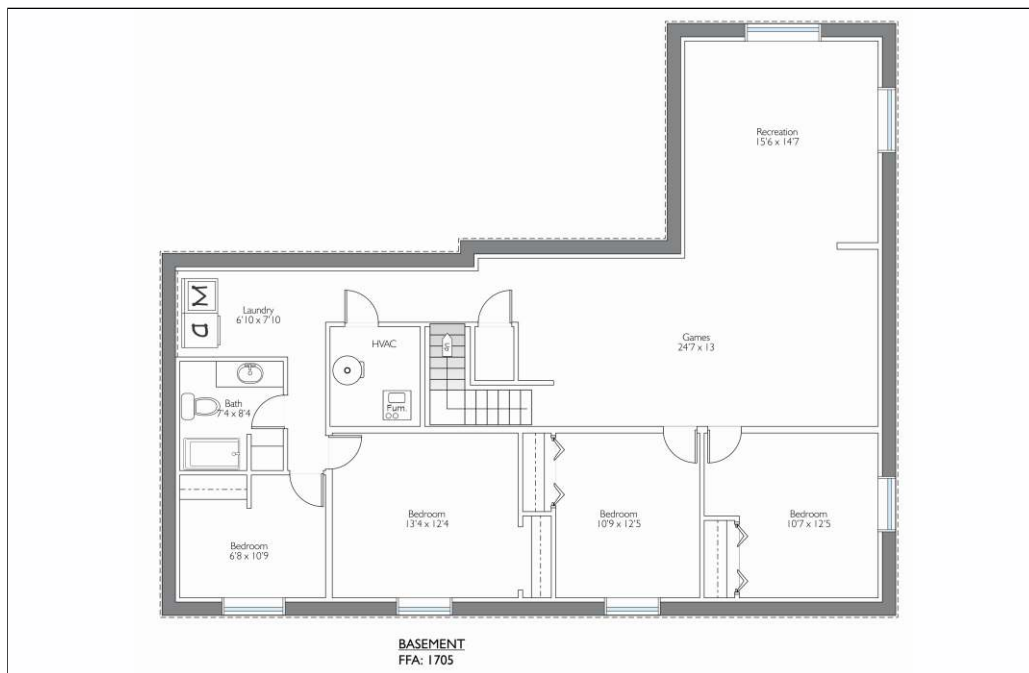
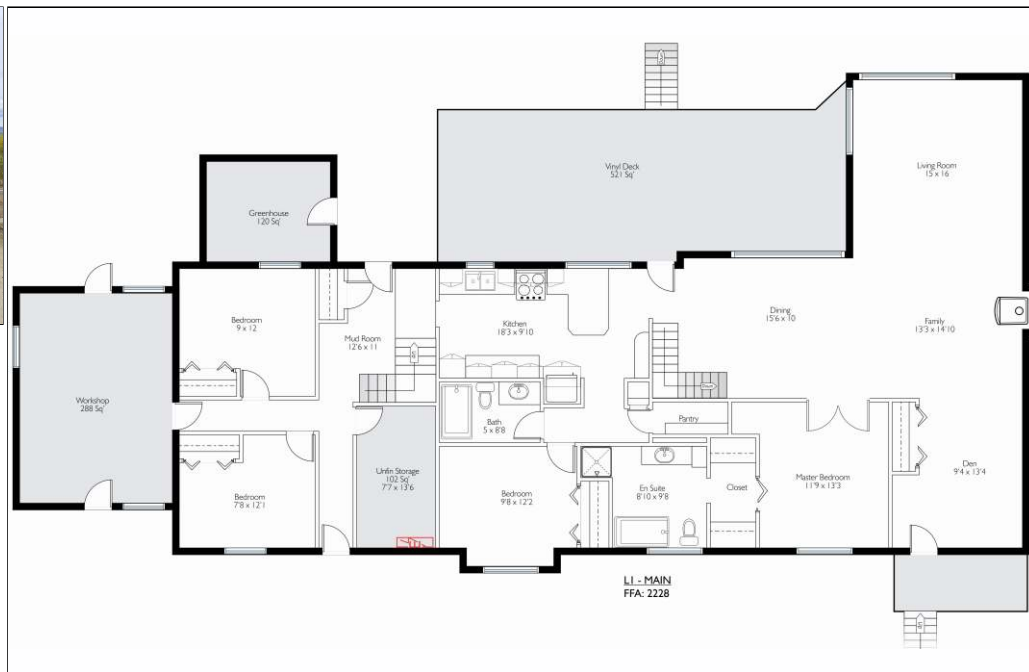
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### 1 - 395 Hereron Road

- Completely renovated 2000
- New roof 2015
- Kitchen renovation 2017
- Basement waterproofed with Xypex 2019
- 6 bedrooms
- 3 bathrooms
- Large windows with picturesque views
- CSA approved wood burning stove
- Attached shop and greenhouse
- Small covered deck in front
- Large back deck with pergola, Natural gas hook up for BBQ, Hot tub hook up
- Underground irrigation
- Storage shed and Outdoor shelter
- Fire pit in back yard
- Lots of parking
- 4 bedrooms rented out (walking, biking close to UBC)
- Very private, peaceful with beautiful views and mature landscaping, perennial gardens

Heritage Barn from early 1900's



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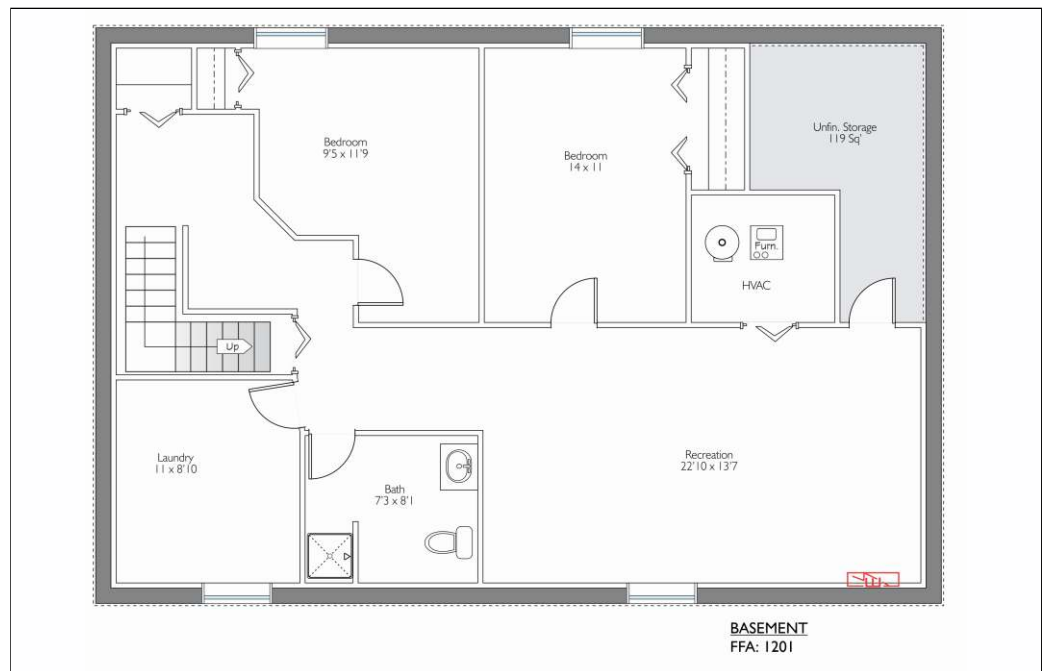
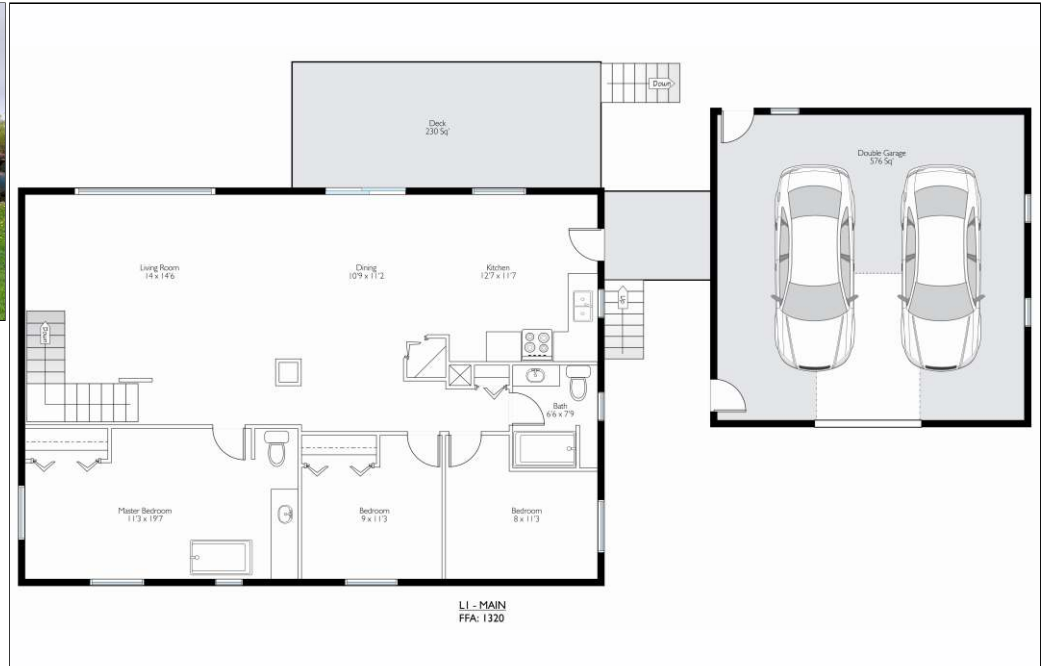
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### 2 - 395 Hereron Road

- Completely renovated 2001
- 5 bedrooms, 3 bathrooms
- Large covered deck in back
- Large garage/shop
- Storage shed
- Underground irrigation
- Elevated playhouse in back yard
- Fire pit in back yard
- Large garden area for vegetables etc
- Very private with lots of room and beautiful views of golf course, farm and mountains



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