



WEST KELOWNA · BRITISH COLUMBIA

3820 Wetton Road

\$6,250,000

12.68 ACRES

OKANAGAN LAKE VIEWS

Nickolis Diduch, REALTOR® · eXp Realty

THE ESTATE

A Private Estate Above the Lake

High on Wetton Road, behind trees and silence, 3820 Wetton Road holds 12.68 acres of the West Kelowna bench — and a view that runs the length of Okanagan Lake.

The main residence holds 8,434 square feet of finished space across three levels, with a full second kitchen on the lower level. A second, self-contained residence stands apart on the grounds. Between them: orchard rows, lawns, a heated in-ground pool, and room — in every sense — to spare.

8,434

SQ FT FINISHED

12.68

ACRES

9 • 9

BED • BATH

25

PARKING



The roof deck

INSIDE THE MAIN RESIDENCE



The great room



The kitchen



The primary suite



The upper sitting room



THE UPPER ROOM

1,365 Square Feet of Open Potential

Above the garage wing, enclosed and weather-tight — windows, doors and roof in place — a single vaulted space runs the length of the wing beneath exposed timber trusses. It awaits its purpose: a music studio, an art studio, a gym, a theatre. Whatever a buyer of this calibre imagines. Counted as unfinished, as the measurement standard requires, and finished in nothing but possibility.

THE GROUNDS



The orchard — apricot, plum, cherry and walnut trees



The pool terrace



The acreage, looking northeast



The estate, from above

The second residence stands apart from the main house — approximately 1,020 square feet, two bedrooms, one bathroom, currently vacant. A home for guests, for staff, or for family: a second household under its own roof, on the same land.

PARTICULARS

Offered at	\$6,250,000
<i>(Six Million Two Hundred Fifty Thousand Dollars)</i>	
Finished, above grade	6,017 sq ft
Finished, below grade	2,417 sq ft
Total finished	8,434 sq ft
Unfinished upper room	1,365 sq ft
Wine & storage rooms, below garage	646 sq ft
Cold room, lowest level	99 sq ft
Garages — excluded	2,626 sq ft
Decks & outdoor areas	Deck 62 sq ft · Patio 179 sq ft
	<i>Balconies, porch & roof deck — per plan</i>
Lot	12.68 acres
Bedrooms · Bathrooms	9 · 9
Garage · Parking	5-car garage · 25 total
Second residence	~1,020 sq ft · 2 bed · 1 bath
Heating · Cooling	Forced-air gas, each floor · Central air
Pool	In-ground, heated, diving board
Water · Sewer	Municipal · Municipal

ND

NICKOLIS DIDUCH

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WALK THE PROPERTY — iGUIDE TOUR

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