

\$1,299,999 - 9205 Mcculloch Road, Kelowna

MLS® #10365171

\$1,299,999

6 Bedroom, 5.00 Bathroom, 4,921 sqft

Single Family on 78.08 Acres

Joe Rich, Kelowna, British Columbia

SOME PROPERTIES AREN'T JUST BOUGHT- THEY'RE PASSED DOWN THROUGH GENERATIONS. THIS IS ONE OF THEM. A remarkable 78-acre retreat on the quiet outskirts of Joe Rich, where mountain views go on forever, privacy surrounds you, and your own creek winds through the trees. It feels like you're miles from everything yet downtown Kelowna is only 40 minutes away. The home itself offers nearly 5,000 sq.ft. of comfortable, flexible living space. With 6 bedrooms + den, 5 bathrooms, and 3 private ensuites, there's room for everyone whether it's a large family, multi-generational living, or simply extra space for guests. The layout flows naturally, with generous living and dining areas, oversized bedrooms, and a triple garage—a home built to be lived in and loved. Extensive system upgrades ensure modern comfort and long-term peace of mind: a high-efficiency boiler and water tank (\$30K+), new water pump and pressure tank with on-demand valve, full water & UV filtration system, pellet stove, wood fireplace, garage heater, and wall-mounted electric heaters throughout. Inside, thoughtful updates give the home a warm, inviting feel—heated floors in the fully renovated ensuite, new flooring and paint, updated lighting, tongue-and-groove wood ceilings, newer appliances, and a \$10K accordion glass door that opens wide to the back patio and those incredible views. The east wing already has hookups in place for a



potential suiteâ€”ideal for extended family, guests, or extra income. Outside, thereâ€™s plenty of open space for animals, recreation, or hobby farming, plus a fenced dog run and tons of parking for vehicles, trailers, or equipment. Only 4 minutes to Hydraulic Lake, 30 minutes to Big White, and 50 minutes to YLW, this property offers the rare balance of peaceful rural living and easy access to adventure. Full list of upgrades available upon request. This isnâ€™t just a propertyâ€”itâ€™s a once-in-a-lifetime opportunity to own a piece of the Okanagan that truly feels like home. (id:6289)

Built in 2005

Essential Information

Listing #	10365171
Price	\$1,299,999
Bedrooms	6
Bathrooms	5.00
Square Footage	4,921
Acres	78.08
Year Built	2005
Type	Single Family
Sub-Type	Freehold

Community Information

Address	9205 Mcculloch Road
Subdivision	Joe Rich
City	Kelowna
Province	British Columbia
Postal Code	V1P1K3

Amenities

Features	Irregular lot size, Central island
Parking Spaces	13
Parking	Additional Parking, Attached Garage, Heated Garage
# of Garages	3

View River view, Mountain view, View (panoramic)

Interior

Appliances Refrigerator, Dishwasher, Dryer, Range - Electric, Hot Water Instant, Microwave, Washer, Water purifier

Heating Electric, Wood In Floor Heating, Stove, See remarks

Cooling See Remarks

Fireplace Yes

of Fireplaces 2

Fireplaces Pellet

of Stories 2

Exterior

Exterior Other

Roof Asphalt shingle

Additional Information

Zoning Unknown

Listing Details

Listing Office Vantage West Realty Inc.



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Listing information last updated on October 23rd, 2025 at 3:16pm PDT