10319 12th Avenue Osoyoos British Columbia

$1,475,000

First time on market since the 70s! In today's selective market, smart buyers look for three things: legacy location, built-in cash flow, and clear upside. This 5.6-acre Osoyoos vineyard estate delivers all three just minutes from the US border. Capitalize on a fully mature, premium income-producing vineyard featuring 3 acres of Riesling and 2 acres of Syrah highly sought-after varietals thriving in Canada's premier wine terroir. The infrastructure offers unmatched versatility. The original 2-bed, 1-bath main home features finished basement rooms perfect for entertaining or wine cellaring. For added value or rental income, a detached, private studio suite sits nestled next to the workshop. Mechanics, hobbyists, and vintners will love the 4-car garage, detached high-ceiling workshop, and extra sheds for farm machinery and tractor storage. The crown jewel? A spectacular build site on the south crest offering breathtaking, elevated lake views to build your future luxury estate home. Live, rent, farm, or build fresh--This generational asset offers the perfect blend of immediate value and long-term security. See duplicate listing MLS#10404515 (id:6769)

Other 7'8'' x 15'4''
Storage 9'0'' x 5'0''
Utility room 6'3'' x 7'9''
Recreation room 12'7'' x 14'8''
Other 11'10'' x 12'0''
Hobby room 8'7'' x 10'4''
4pc Bathroom 9'3'' x 9'0''

Dining room 15'4'' x 10'2''
Living room 15'4'' x 13'3''
Kitchen 16'0'' x 11'9''
Laundry room 8'0'' x 7'2''
Foyer 11'10'' x 3'9''
Bedroom 11'5'' x 8'2''
Primary Bedroom 9'4'' x 11'1''

Listing Presented By:

Originally Listed by:
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