



1275 Munson Avenue Penticton British Columbia

\$2,450,000

Welcome to 1275 Munson Avenue - a truly rare offering in one of the most sought-after locations in Penticton. Nestled in the heart of the Upper Bench, this stunning agriculturally zoned 10+ acre property lies in the middle of the most rapidly growing and producing wine region in the country. Located beside the Penticton landmark of Munson Mountain and situated directly along the renowned Naramata Bench Wine Trail, this exceptional parcel boasts a 3-acre producing vineyard, planted with 1.5 acres of Chardonnay, 0.75 acres of Merlot, and 0.75 acres of Cabernet Franc. With 7 additional acres of usable land, the potential here is limitless - whether you're envisioning your own boutique winery, expanding the vineyard, or creating a breathtaking estate home. The property's elevated position offers spectacular, unobstructed views across Okanagan Lake and the rolling hills of the South Okanagan, providing an unparalleled backdrop for you to bring your dreams to life. At the heart of the property sits the original 1940s farmhouse, brimming charm and character. Featuring two bedrooms, one bathroom, a spacious kitchen, and open living areas, plus an unfinished basement ideal for storage, equipment, or future development into a third bedroom or office, this home is perfect for a small family, guest residence, or rental income. Just minutes from downtown Penticton, yet surrounded by orchards and vineyards, 1275 Munson Avenue offers a perfect blend of rural tranquility and urban convenience. Whether you're an aspiring winemaker, a visionary builder, or simply looking to own a piece of Okanagan paradise, don't miss this rare opportunity! (id:6769)

Storage 8'5" x 20'1"

Storage 15'8" x 20'9"

Foyer 9'8" x 6'4"

Dining room 15'3" x 14'1"

Bedroom 10'9" x 12'7"

4pc Bathroom 6'2" x 10'7"

Primary Bedroom 19'9" x 10'6"

Living room 15'3" x 20'

Kitchen 9'6" x 14'1"

Listing Presented By:



Originally Listed by:

Engel & Volkers South Okanagan



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.