



14924 Middle Bench Road Lake Country British Columbia

\$1,699,000

Set on 2.63 acres of fully usable ALR land along Middle Bench Road in Oyama, this rare Lake Country offering sits above Wood Lake and showcases some of the region's most stunning lake views. The home is a spacious rancher with basement, offering 3 bedrooms, 2 bathrooms, and a loft. Wood floors and cedar panelling add warmth, electric heat, a natural gas fireplace, and a wood stove provide cozy winter options. Tucked among mature trees, the setting feels truly private, without sacrificing convenience. Outside, the property is as productive as it is beautiful. An established irrigated peach orchard, table grapes, a large greenhouse, and a wooden gazebo overlooking the lake create a setting that is part working farm, part private retreat. Several outbuildings support farming, storage, or hobby use, and ample RV parking adds further flexibility. Currently operating as part of Lake Country's Farm Gate Program, the land carries serious agritourism potential. Whether you envision continuing with tree fruit production, establishing a cut flower garden, or developing your own estate winery, the ALR designation and existing infrastructure make next steps straightforward. For those drawn to something a little more storied, the grounds once hosted intimate backyard concerts, with guests gathered in the orchard overlooking the lake on warm summer evenings. That spirit of gathering, of place, and of the Okanagan at its most generous is woven into the land itself. Minutes to Kalamalka and Wood Lake and the Kettle Valley Rail Trail, recreation is always within reach. Private, productive, and unforgettable. Opportunities like this don't come twice. (id:6769)

Loft 13'11" x 20'8"	4pc Bathroom 7'5" x 7'3"
Bedroom 10'7" x 12'2"	Bedroom 11'5" x 12'6"
Family room 13'8" x 22'4"	3pc Ensuite bath 8'0" x 4'11"
Mud room 8'8" x 13'0"	Kitchen 21'2" x 10'10"
Primary Bedroom 17'0" x 12'0"	Dining room 9'7" x 6'2"
Laundry room 5'9" x 5'9"	Living room 20'9" x 12'0"

Listing Presented By:



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Royal

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