



1525 Smethurst Road Naramata British Columbia

\$1,995,000

Presenting a truly unique farm property on the Naramata Bench. 12 acres in 2 titles with an exceptional residence and a second home. The main home is a straw bale/log post and beam construction with totally unique design and finishing throughout. The open plan main floor has a true farmhouse feel complimented by high open ceilings featuring a winding staircase to an internal balcony that connects the 2 bedrooms. Cozy up to the wood stove in the winter, knowing that the straw bale walls re keeping that heat in. Take in the private patio off the living room on those warm summer evenings, while the house remains cool without the aid of A/C. The Mexican style kitchen reflects the adobe exterior perfectly. Lots of room in the attached double garage with work areas. The 2nd home is 700 sq ft with conventional 2x8 construction, built in 2017. The acreage is 50% flat and has been a horse farm for 20 years with no chemical treatments on the land. There is a 30gpm well and the entire property is off grid with solar panels and a generator back up. Power is available at the lot line if you want to go on grid. Located on the KVR approx. 4 km south of the little tunnel and close to the Naramata creek falls, this property is an absolute gem for a home with the potential for a business use. The 2 houses are on one parcel which is not in the ALR, the 2nd parcel has no buildings and is in the ALR. (id:6769)

3pc Bathroom Measurements not available

Bedroom 13'4" x 13'10"

4pc Ensuite bath 13'10" x 7'5"

Primary Bedroom 24'6" x 12'4"

Full bathroom 8'8" x 9'6"

Office 6'6" x 13'0"

Living room 21'9" x 15'11"

Dining room 24'7" x 19'11"

Kitchen 16'3" x 13'0"

Listing Presented By:



Originally Listed by:
Real Broker B.C. Ltd

<http://gordonhoglund.com/>



Royal

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