



# 1580 Chapman Road Okanagan Falls British Columbia

\$3,500,000

COURT-ORDERED SALE, PROPERTY SOLD AS-IS, WHERE-IS. A rare opportunity to acquire a substantial 38 acre vineyard estate in the heart of the South Okanagan. Set within a favourable microclimate, 26.5 acres were planted in 2018 with premium varietals, including 18.89 acres of Pinot Noir and 7.65 acres of Pinot Gris. The scale and composition of plantings offer meaningful production potential, well suited to support an existing winery or to establish a new label focused on estate-grown fruit. The 3,500 square foot residence is privately positioned on an elevated bench overlooking orderly rows of vines and expansive valley skies. Designed as a rancher with walk-out basement, the home allows for extended family living, guest accommodation, or staff housing. The main level features an open-concept great room, spacious kitchen with granite counters, vaulted ceilings in the living area, and a primary bedroom suite. The property is located in Okanagan Falls, a growing and increasingly recognized wine region known for its excellent quality wines. All offers are subject to approval by the Supreme Court of British Columbia. ALL OFFERS ARE DUE BY February 25th 2026 by 5 PM. Bring your best offer for this great vineyard. (id:6769)

Bedroom 11'11" x 7'8"

4pc Ensuite bath Measurements not available

2pc Bathroom Measurements not available

Mud room 11'9" x 6'5"

Laundry room 7'7" x 7'1"

Primary Bedroom 14'3" x 13'5"

Office 9'11" x 8'5"

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Kitchen 17'2" x 15'10"

Storage 5'11" x 4'10"

Storage 6'11" x 6'1"

Storage 13'3" x 12'

3pc Bathroom Measurements not available

Bedroom 12'4" x 11'5"

Bedroom 14'7" x 10'5"

Bedroom 18'5" x 12'2"

Dining room 10'7" x 9'11"

Recreation room 20'7" x 14'7"

Storage 10'7" x 9'11"

Storage 10'7" x 9'11"