

168 Lower Bench Road Penticton British Columbia

$2,100,000

168 Lower Bench Road is a premier 4.31-acre agricultural estate offering breathtaking panoramic views of Okanagan Lake, surrounding mountains, and the city. Perfect for an estate investor or boutique winery conversion, this turn-key property features a high-yielding, fully deer-fenced 3-acre Merlot vineyard completely overhauled in 2020 with new posts, premium vines, and a modernized irrigation system. Massive operational value is anchored by the irreplaceable 3,000 sq. ft. insulated barn featuring secure storage/barrel rooms, a powder room, and heavy-duty custom doors. The estate includes a substantially upgraded 4-bedroom, 2-bathroom view home outfitted with 200-amp service and a city sewer connection; remarkably, the farm zoning permits the rare opportunity to build a second estate home, allowing you to design an architectural lakefront masterpiece while utilizing the existing home as a premium manager's residence. Secured by a modern power-coded electric entrance gate opening to a massive, newly gravelled parking area for guests and machinery, this exceptional wine-country legacy property sits just steps from the historic KVR Trail and Penticton's finest beaches and it's only minutes to downtown Penticton. There are lots upgrades & Improvements including new roof installed and home addition built in 2001, replacement windows in 2010, modernized downstairs and upstairs bathrooms in 2022-2023, new flooring in the upstairs and downstairs entranceways in 2024 and more. (id:6769)

Bedroom 19'6'' x 12'1''
Bedroom 7'5'' x 9'6''
Laundry room 11'3'' x 11'5''
Den 19' x 11'4''
3pc Bathroom 6'7'' x 5'3''
Bedroom 13'5'' x 10'
4pc Ensuite bath 7'2'' x 8'10''
Kitchen 14'5'' x 21'2''
Mud room 8'7'' x 9'9''
Primary Bedroom 13'5'' x 12'
Living room 20'2'' x 14'3''
Dining room 12' x 9'4''

Listing Presented By:

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