



# 2502 Winifred Road Naramata British Columbia

\$1,450,000

Welcome to the Singing Marmot: A rare opportunity to own a breathtaking lakeview estate on the exclusive Naramata Bench. This stunning family home captures unobstructed panoramic views of Okanagan Lake, vineyards, and city lights. Built in 2016, the home offers 5 bedrooms and 4 full bathrooms, with an airy open-concept layout featuring soaring ceilings and a seamless kitchen, dining, and living space perfect for entertaining or quiet evenings soaking in the view. The current floor plan includes a successful and established B&B, offering excellent flexibility for income generation or multi-generational living. Set on 1.527 acres, the property is a private oasis with multiple expansive decks designed to showcase the million-dollar views. A hobby vineyard with three red grape varietals and several mature fruit trees add charm and lifestyle appeal that truly sets this property apart. Additional highlights include a heated double garage, ample outdoor parking, and a separate 440 sq ft heated and insulated music/fitness studio complete with high-speed internet ideal for creatives, remote work, or a private retreat. Backing onto the KVR Rail Trail, this property offers direct access to world-class hiking and biking, making it a true lifestyle home. Properties like this combining views, acreage, privacy, and trail access are exceptionally rare. (id:6769)

Primary Bedroom 11'6" x 12'5"  
 Living room 13'2" x 17'10"  
 Kitchen 10'4" x 17'4"  
 Dining room 12'6" x 8'11"  
 Other 17'10" x 15'2"  
 Bedroom 12'10" x 9'4"  
 Bedroom 9'9" x 12'10"  
 Other 5'11" x 10'4"  
 4pc Ensuite bath

Utility room 6'0" x 10'5"  
 Laundry room 11'0" x 6'2"  
 Foyer 13'9" x 13'0"  
 Family room 11'5" x 19'7"  
 Bedroom 19'3" x 15'9"  
 Bedroom 10'5" x 11'9"  
 Other 6'8" x 7'5"  
 4pc Ensuite bath  
 3pc Ensuite bath

Listing Presented By:



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