



306 HWY 97 Other Kaleden British Columbia

\$1,499,000

An opportunity knocking to acquire approximately 10 acres of farmland, with 1,070 feet of highway frontage, when combined with 346 Hwy 97. Total offered at the combined price of \$2,999,000, acquiring a prime vineyard and mixed soft fruit. 306 Hwy 97 is an agricultural estate with grapevines, a 6-bed/4-bath home with a fully finished basement, overlooking Skaha Lake, and a 1,900 sq ft storage facility perfect for a winery or fruit stand. The main home offers 3 beds/2 baths in the modern 2017 section, and is seamlessly connected to an older section of the house filled with character. A new ductless AC/heat pump was installed in 2024. Add value with 2 acres of unused land for vineyard expansion. Close to Penticton, wineries, beaches, and golf, this property features ample parking, low taxes, and full fencing for security and privacy. With B&B potential in a vineyard setting and rental income from the storage facility and grape harvests this property offers a unique investment opportunity in a prime location. Measurements taken from i-Guide. Call listing agent today for a viewing. (id:6769)

Utility room 2'11" x 5'0"

Other 23'10" x 8'5"

Other 23'10" x 8'8"

Other 10'6" x 11'9"

Storage 13'10" x 4'11"

Recreation room 13'1" x 15'4"

Primary Bedroom 13'5" x 12'2"

Bedroom 10'9" x 12'2"

4pc Bathroom 11'2" x 12'10"

Other 7'4" x 7'11"

Sunroom 25'1" x 19'10"

Primary Bedroom 13'1" x 14'1"

Mud room 12'0" x 13'0"

Living room 26'1" x 23'4"

Laundry room 8'8" x 9'0"

Kitchen 13'10" x 16'6"

Kitchen 12'9" x 15'3"

Dining room 12'9" x 10'2"

Dining room 11'3" x 8'4"

Listing Presented By:



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RE/MAX Penticton Realty

<http://www.liveintheok.com/>



Royal

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