



# 3175 Valleyview Road Penticton British Columbia

\$3,700,000

Stunning custom-built 5 bedroom, 5 bathroom executive home with vineyard on 17 acres in the heart of the South Okanagan Wine Country. Enjoy panoramic views of lush vineyards and majestic mountains, blending natural beauty with refined living. This modern rustic residence offers nearly 10,000 sq ft of meticulously designed living space with stone and wood exteriors that blend seamlessly into the landscape. A grand driveway leads to a multi-car garage. Inside, the open-concept living area features high ceilings, expansive windows, and a striking stone fireplace. The gourmet kitchen boasts custom cabinetry, live-edge granite counters, and premium appliances, perfect for entertaining. The primary suite occupies its own floor with a spa-inspired en-suite and breathtaking views. Additional highlights include a home bar, spacious laundry with outdoor access, and flexible garage space. The lower level offers a large recreation room ideal for a theater or games room, exercise area, wine cellar, and workshop with garage access. Outdoor living impresses with landscaped gardens, saltwater pool, and hot tub. Vineyard plantings include approx. 1.4 acres each of Gamay Noir and Pinot Gris, plus 5 acres of Gewurztraminer ideal for those seeking the South Okanagan vineyard lifestyle. Sellers happy to lease the vineyard. A rare opportunity to own a private estate offering luxury, serenity and world-class wine country living. Measurements approximate; buyer to verify. (id:6769)

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5pc Ensuite bath Measurements not available

Primary Bedroom 20'4" x 15'9"

2pc Bathroom Measurements not available

Workshop 40' x 30'

Utility room 12'4" x 5'8"

Wine Cellar 13'3" x 8'3"

Recreation room 46'6" x 22'

Bedroom 16'8" x 11'3"

3pc Bathroom Measurements not available

Other 5'6" x 4'3"

Laundry room 14'10" x 10'2"

Bedroom 14'4" x 11'

Bedroom 15'8" x 13'2"

Foyer 12'4" x 7'

Kitchen 18'9" x 17'3"

Dining room 10'8" x 11'9"

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Bedroom 15'2" x 11'11"

Living room 20' x 16'

2pc Bathroom Measurements not available