



# 3910 North Naramata Road Naramata British Columbia

\$2,998,000

This rare private 11.34 acre farm estate is nestled in the heart of the South Okanagan's wine country above the charming village of Naramata, which is renowned for its vibrant agricultural industry, fertile land, breathtaking landscapes, numerous wineries, & relaxed lifestyle. This is being offered for sale with TWO SEPARATE TITLES, which would allow for many development possibilities including a second primary family home, 2 secondary dwellings, accessory buildings & much more. One 5.47 acre parcel has a charming well-maintained 2382 sqft. rancher-style home with fully-finished walk-out basement, 4 bedrooms plus den/ 2 full bathrooms, attached single garage & a detached over-sized 3 bay garage. Enjoy breathtaking views of Okanagan Lake and surrounding mountains from the living room & large deck. The orchard is planted with pears, cherries, apples & peaches, is deer-fenced and has spray irrigation system throughout. The adjacent gently south-west facing 5.87 acre parcel is planted with apples and peaches. There is a large relatively flat area on an elevated NW section of the property that is currently not planted & could be an exclusive estate home-site. The building site is situated in a picturesque, serene, natural setting that offers stunning, panoramic views of Okanagan Lake, orchards, vineyards & surrounding mountains. Close to all the amenities of Naramata & Penticton. Email [jeff@frontstreetrealty.net](mailto:jeff@frontstreetrealty.net) for more information. (id:6769)

4pc Bathroom Measurements not available

Utility room 12' x 4'

Storage 12'7" x 4'8"

Mud room 14'9" x 7'5"

Laundry room 11'2" x 11'4"

Family room 17' x 12'

Bedroom 12' x 8'4"

Bedroom 12' x 8'4"

4pc Bathroom Measurements not available

Den 7'10" x 6'6"

Primary Bedroom 13'2" x 12'8"

Living room 20'11" x 15'3"

Dining room 12'11" x 9'

Kitchen 18'6" x 11'2"

Foyer 9'2" x 5'

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