



# 4650 North Naramata Road Naramata British Columbia

\$1,180,000

Perched above the vineyards and shimmering waters of the Okanagan, Lot 10 at Grace Estates presents an exceptional opportunity to create a custom luxury estate in one of Naramata's most private and scenic countryside settings. Spanning approximately 3.138 acres, this rare bare land strata lot offers expansive building potential surrounded by rolling hillsides, natural landscape, and breathtaking views within an exclusive 11-lot community. Grace Estates has been thoughtfully designed to preserve privacy, natural beauty, and architectural integrity through a comprehensive building scheme and design guidelines, creating a cohesive luxury rural enclave. Owners have the flexibility to design and build their dream residence with a licensed BC builder, subject to architectural approval, with no mandatory timeline to begin construction. The zoning permits a single detached dwelling, secondary suite, home occupation, and agricultural uses, making it ideal for those envisioning a luxury residence paired with vineyard rows, orchard plantings, or an expansive outdoor lifestyle. Multiple building site options due to registered easement; An extensive architectural rendering package is available for review from Sanders Green Architecture Ltd for inspiration. Utilities including water, electricity, gas, and telecommunications are designed to service the development, while each property includes designated septic field areas for individual servicing. Accessed via North Naramata Road and internal private strata roads, Grace Estates offers a peaceful escape only minutes from the renowned wineries, beaches, trails, and village charm of Naramata. Here, residents can experience the perfect blend of luxury country living and Okanagan recreation, all within close proximity to Penticton amenities. An extraordinary opportunity to secure acreage, privacy, and lifestyle in one of the South Ok...

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