



4980 Trepanier Road Peachland British Columbia

\$2,499,000

An exceptional canvas in the heart of Peachland—31.7 acres offering rare versatility and long-term potential, with stunning views of the lake and surrounding mountains. Approx 21.39 acres are in the ALR, providing thoughtfully prepared farmland that has been carefully filled and contoured—ideal for a vineyard, orchard, or equestrian use. The remaining 10.3 acres lie outside the ALR and may offer future subdivision potential, to be verified by the buyer. Water is accessible via the Trepanier Ditch Water Users Community, with an allocation of approximately 51.67 acre-feet for irrigation and 500 gallons per day for domestic use. Set among prestigious estate properties in a highly sought-after neighbourhood, this parcel blends lifestyle appeal with strong investment upside. Significant groundwork has already been completed toward a potential subdivision, with efforts to date primarily focused on severing one estate acreage; there may be potential to further subdivide the non-ALR portion into more than one lot through a different avenue or further down the road. The property has attracted interest from wineries looking to establish vineyard plantings. Multiple stunning build sites take full advantage of the peaceful setting, with the property backing onto scenic Trepanier Creek. Whether you're a grower, investor, or envisioning a dream estate, this is a truly rare offering. Information deemed reliable not guaranteed or warranted by Seller or listing agents. (id:6769)

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