



7361 Tucelnuit Drive Oliver British Columbia

\$2,590,000

Vineyard : Close to Golden Mile and Black Sage Bench in the Wine Capital of Canada. Varietals: Cabernet Franc, Merlot, Malbec, Syrah, Sauvignon Blanc and Pinot Gris grown for award-winning wines locally.

Viticulture: Grafted vines to create authentic varietals from this unique terroir. 7 x 3 spacing for optimum vine spacing, tractor access and optimum grape growing. VSP (Vertical Shoot Positioning) trellising to allow quality vine growth and cane separation. Drip, sprinkler, and overhead irrigation for diversification of watering for vines and cover crops. North-South row alignment for maximum sunlight exposure throughout the season.

Condition: The vineyard comprises a combination of mature vines and a partial replant program. Parts of the vineyard are in their second year of a recent replant program, with full production expected in a couple of years. **Rootstock:** All vines are Vinifera grafted on American rootstock, providing robust disease and pest resistance, plus root adaptability. **Production Building:** A conveniently situated 4,000 sq ft manufacturing facility with tall ceilings and a central drain. Three-bay access to a twin space equipped with single phase 200amp power emanating from a three phase supply. A 5,000 sq ft concrete pad outside. **Storage/Equipment Barns:** Two massive barns with a total of 8,400 sq ft. **Farmhouse:** Two storey built in 1976 and recently updated/modernized, divided into two separate tenanted suites each with heat pumps, AC, and hot water.

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Full bathroom 7'10" x 7'6"

Bedroom 9'5" x 8'3"

Bedroom 9'9" x 10'2"

Primary Bedroom 9'6" x 10'2"

Kitchen 12'9" x 7'8"

Living room 14'2" x 15'3"

Bedroom 11'1" x 10'0"

Primary Bedroom 12'2" x 12'0"

Bedroom 8'5" x 8'1"

3pc Bathroom 8' x 5'5"

Kitchen 23' x 15'

Living room 16'5" x 13'5"

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