



# 8705 ROAD 22 Road Oliver British Columbia

\$5,950,000

This 12.63-acre estate is your Gateway to Wine Country, offering a unique blend of luxury, comfort, and versatility. Perfectly set up for a bed and breakfast, the main house boasts nearly 5,000 sq ft of living space with 4 spacious bedrooms, all with private bathrooms, offering ultimate convenience and privacy. A state-of-the-art geothermal system provides energy efficiency and comfort year-round. In addition to the main house, the property includes 6 full hook-up RV sites complete with an outdoor kitchen, his and hers toilet/shower block, and laundry facilities. The secondary home, perfect for extended family stays or rental opportunities, offers 2 bedrooms and 2 bathrooms, providing a cozy and functional living space. A massive 65 x 40 x 18 shop, featuring a fully equipped 1 bedroom, 1 bathroom suite upstairs, adds to the property's versatility. The estate also includes fruit trees, as well as a picturesque pond, adding to its charm and offering serene spots for relaxation with multiple outdoor seating areas. With all power lines underground, the views remain unobstructed, and the neighboring nature trust land ensures no close neighbors, preserving the tranquil atmosphere. Zoned for agriculture but not in the ALR, this property provides numerous possibilities for farming or other agricultural pursuits. Combining luxury living with the potential for income generation, this beautifully maintained estate offers a peaceful and private location. (id:6769)

3pc Ensuite bath 12'1" x 8'8"  
Bedroom 16'7" x 14'1"  
3pc Ensuite bath 8'6" x 8'6"  
Bedroom 14'9" x 13'4"  
3pc Ensuite bath 9'2" x 7'10"  
Bedroom 20'10" x 20'1"

Laundry room 16'3" x 9'0"  
Office 18'8" x 11'0"  
Other 10'10" x 6'0"  
Recreation room 23'2" x 23'0"  
2pc Bathroom 7'0" x 6'1"  
Living room 26'5" x 18'8"

4pc Ensuite bath 17'1" x 12'6"  
Primary Bedroom 38'8" x 24'10"  
Utility room

Dining room 25'6" x 11'3"  
Kitchen 21'11" x 12'8"

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