



9269 Highway 6 Other Coldstream British Columbia

\$2,199,000

Welcome to 9269 Highway 6! Where opportunity meets Okanagan beauty. Perfectly positioned in the sought-after Coldstream community, this 16-acre property showcases breathtaking panoramic views of the valley and rolling hills, offering the perfect blend of rural tranquility and natural elegance. This premium vineyard estate features 9 acres planted with top-tier grape varieties – 5 acres of Pinot Noir and 4 acres of Pinot Gris -- established two years ago and ready for future harvests. Whether you're an experienced vintner or just starting your winemaking journey, the groundwork for success is already in place. With ample space to build your dream home, boutique winery, or additional outbuildings, the possibilities are endless. Septic approval and a completed application for your dream home are already in place, and architectural plans for a stunning custom residence are available upon request -- saving you time and bringing your vision to life. A 53-foot storage/equipment trailer (purchased in 2022) with side-door access is included, providing excellent functionality for agricultural or storage needs. Whether you're seeking a peaceful country lifestyle, an agricultural investment, or a vineyard venture, 9269 Highway 6 offers an exceptional opportunity to create something truly special in the heart of the Okanagan. (Adjacent property at 9371 Highway 6 - 2.47 acres with a home - also available for purchase, offering even greater potential to expand your vision.) (id:6769)

Living room ' x '

Full bathroom ' x '

Primary Bedroom ' x '

Kitchen ' x '

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



## Royal

**LePage**

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