



18555 Matsu Drive Summerland British Columbia

\$11,900,000

Offered for sale is Sage Hills Estate Winery, an established premium boutique winery in Summerland, BC. This offering includes a stunning modern residence, all located on an irreplaceable 10.36 acre parcel overlooking Lake Okanagan. The main home features 4,576 sqft of interior living with 4 beds + den, 4 baths, perched on the mountainside with gorgeous architectural features, including cantilevered living room with 270 degree views. Infinity pool, smart home technology, triple garage, and panoramic views that will surpass all expectations. Over 10 acres of freehold land with vineyards, and long-term leases on neighbouring parcels, as well as a certified organic winery operation with wine-making equipment, tasting room, large venue-friendly patio perfect for weddings or parties, and more. A newly constructed ~80'x40' two storey outbuilding is roughed in for extra accommodations, storage, and expanded operations. The business comes with transferable contracts in place for the next owner. Well-suited for owner-operators wishing to take over operations in full, or an owner wishing to live in a modern home set among the vines with stunning views while the winery runs itself. Management and employees are willing to stay on to assist with a transition, or they can continue to run the operation in full for an absent owner. Further opportunity exists with agritourism allowances; the lower outbuilding is perfect to convert into an agritourism accommodation building, or camping stalls may be permitted. This is a great opportunity to obtain a premium brand, a stunning residence, productive farmland with upside, and some of the best views that the Okanagan has to offer. (id:6769)

Wine Cellar 9'4" x 7'9"	3pc Bathroom 12'3" x 8'8"
Utility room 13'10" x 12'7"	Other 10'1" x 9'5"
Recreation room 29' x 14'1"	Primary Bedroom 14'10" x 12'11"
Mud room 11'2" x 7'2"	Living room 19' x 25'2"
Laundry room 8' x 7'1"	Kitchen 22'7" x 14'10"
Bedroom 16'1" x 12'8"	Foyer 13'0" x 11'0"

Listing Presented By:



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Bedroom	12'2" x 10'8"	Family room	10'5" x 14'5"
Bedroom	16' x 11'7"	Dining room	17'11" x 14'10"
Other	8'3" x 7'10"	Den	11'10" x 13'5"
3pc Ensuite bath	9'9" x 5'10"		