



# 13222 Oyama Road Lake Country British Columbia

\$2,650,000

Discover the epitome of luxury living on this breathtaking 6.55-acre estate with panoramic lake vistas! A paradise for wine enthusiasts, it boasts 4 acres of high-density, organic vineyards yielding Pinot Gris, Pinot Noir & Gamier Noir Grapes. As most of the region, frost did effect the crop, but the good news is most of the vines will recover, and produce higher yields as it ages. Ideal for hosting guests, the bright and airy walkout rancher features 4 bedrooms and 4 bathrooms, with heated tile floors in all baths. The main level comprises of 3 beds and 2 baths, while the finished walk-out basement includes a spacious rec room, fitness area, 1 bed, and 2 full baths with roughed-in plumbing for a potential secondary suite. A private man cave with a cozy wood stove adds charm. Geothermal heating & cooling ensure comfort year-round. Outdoors, revel in an RV pad with Sani dump, municipal water & well access, and irrigation rights to Ribbleworth Creek. The property includes 2-3 sided barns, a chicken coop, and is fully deer fenced & gated for security & privacy. This extraordinary property offers limitless possibilities - book your tour today and seize this opportunity! (id:6769)

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|-------------------------------|--------------------------------|
| Recreation room 37'3" x 26'8" | Bedroom 19'8" x 13'1"          |
| Games room 20'3" x 17'7"      | 3pc Bathroom 11'5" x 5'0"      |
| Foyer 18'7" x 15'7"           | 4pc Ensuite bath 17'8" x 8'8"  |
| Den 14'5" x 11'9"             | 3pc Bathroom 11'8" x 5'9"      |
| Utility room 16'0" x 11'5"    | 6pc Ensuite bath 14'7" x 14'1" |
| Storage 9'0" x 21'11"         | Bedroom 12'1" x 10'11"         |
| Storage 12'4" x 8'3"          | Bedroom 10'10" x 13'1"         |
| Pantry 6'1" x 8'7"            | Primary Bedroom 15'1" x 15'10" |
| Other 9'1" x 5'10"            | Laundry room 10'3" x 10'2"     |
| Family room 33'1" x 18'8"     |                                |

Listing Presented By:



Originally Listed by:  
RE/MAX Vernon

<https://homeinokanagan.com/>



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