



## 1275 Munson Avenue Penticton British Columbia

Main North

# \$2,750,000



Welcome to 1275 Munson Avenue - a truly rare offering in one of the most sought-after locations in Penticton. Nestled in the heart of the Upper Bench, this stunning agriculturally zoned 10+ acre property lies in the middle of the most rapidly growing and producing wine region in the country. Located beside the Penticton landmark of Munson Mountain and situated directly along the renowned Naramata Bench Wine Trail, this exceptional parcel boasts a 3-acre producing vineyard, planted with 1.5 acres of Chardonnay, 0.75 acres of Merlot, and 0.75 acres of Cabernet Franc. With 7 additional acres of usable land, the potential here is limitless--whether you're envisioning your own boutique winery, expanding the vineyard, or creating a breathtaking estate home. The property's elevated position offers spectacular, unobstructed views across Okanagan Lake and the rolling hills of the South Okanagan, providing an unparalleled backdrop for you to bring your dreams to life. At the heart of the property sits the original 1940s farmhouse, brimming charm and character. Featuring two bedrooms, one bathroom, a spacious kitchen, and open living areas, plus an unfinished basement ideal for storage, equipment, or future development into a third bedroom or office, this home is perfect for a small family, guest residence, or rental income. Whether you're an aspiring winemaker, a visionary builder, or...



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