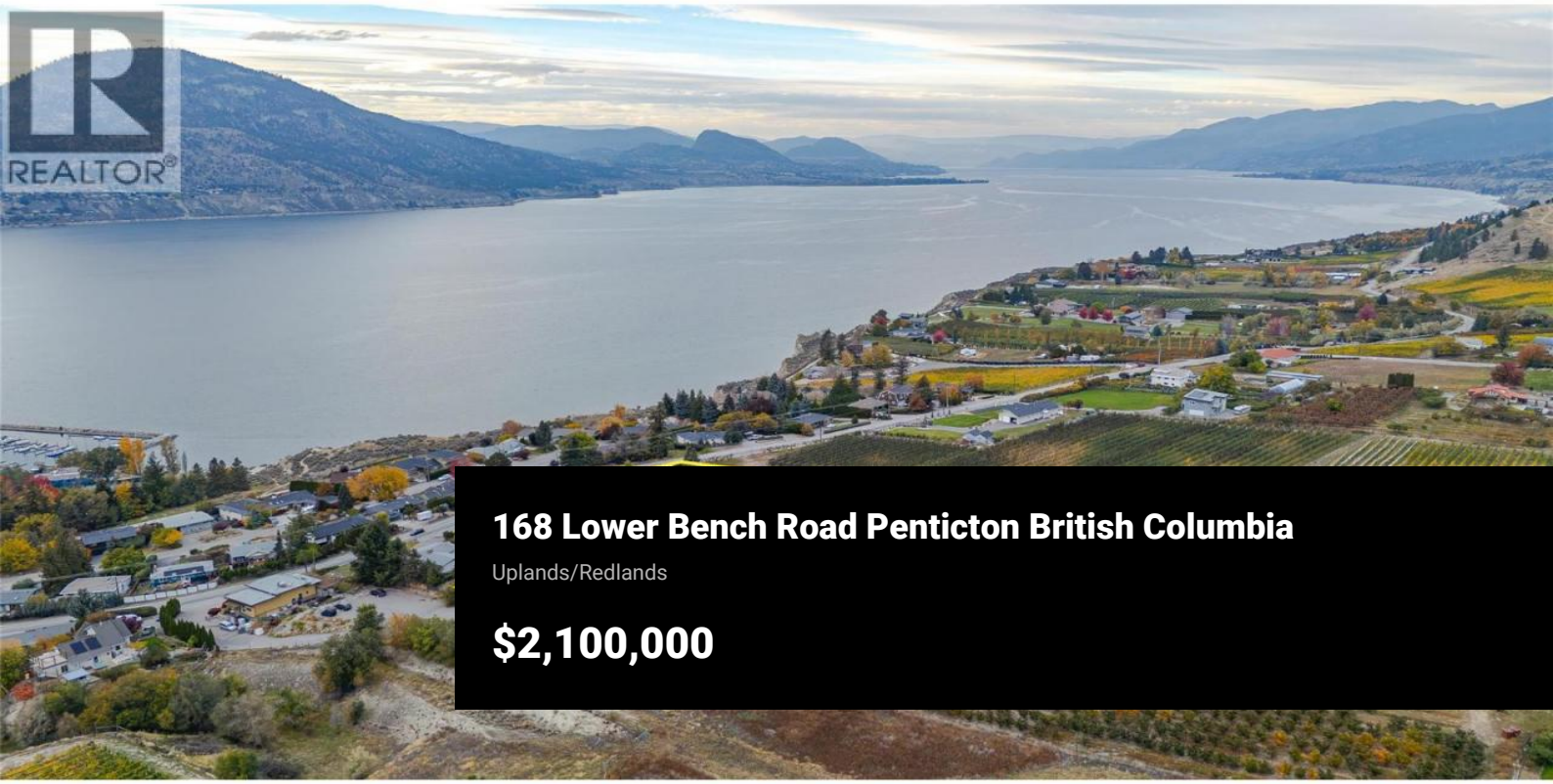


168 Lower Bench Road Penticton British Columbia

Uplands/Redlands

$2,100,000








168 Lower Bench Road is a premier 4.31-acre agricultural estate offering breathtaking panoramic views of Okanagan Lake, surrounding mountains, and the city. Perfect for an estate investor or boutique winery conversion, this turn-key property features a high-yielding, fully deer-fenced 3-acre Merlot vineyard completely overhauled in 2020 with new posts, premium vines, and a modernized irrigation system. Massive operational value is anchored by the irreplaceable 3,000 sq. ft. insulated barn featuring secure storage/barrel rooms, a powder room, and heavy-duty custom doors. The estate includes a substantially upgraded 4-bedroom, 2-bathroom view home outfitted with 200-amp service and a city sewer connection; remarkably, the farm zoning permits the rare opportunity to build a second estate home, allowing you to design an architectural lakefront masterpiece while utilizing the existing home as a premium manager's residence. Secured by a modern power-coded electric entrance gate opening to a massive, newly gravelled parking area for guests and machinery, this exceptional wine-country legacy property sits just steps from the historic KVR Trail and Penticton's finest beaches and it's only minutes to downtown Penticton. (id:6769)

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