



306 HWY 97 Other Kaleden British Columbia

Kaleden

\$1,599,000



RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

An opportunity knocking to acquire approximately 10 acres of farmland, with 1,070 feet of highway frontage, when combined with 346 Hwy 97. Total offered at the combined price of \$3,387,000, acquiring a prime vineyard and mixed soft fruit. 306 Hwy 97 is an agricultural estate with grapevines, a 6-bed/4-bath home with a fully finished basement, overlooking Skaha Lake, and a 1,900 sq ft storage facility perfect for a winery or fruit stand. The main home offers 3 beds/2 baths in the modern 2017 section, and is seamlessly connected to an older section of the house filled with character. A new ductless AC/heat pump was installed in 2024. Add value with 2 acres of unused land for vineyard expansion. Close to Penticton, wineries, beaches, and golf, this property features ample parking, low taxes, and full fencing for security and privacy. With B&B potential in a vineyard setting and rental income from the storage facility and grape harvests this property offers a unique investment opportunity in a prime location. All measurements are approximate. Call listing agent today for a viewing. (id:6769)

Ernie Sheridan

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