

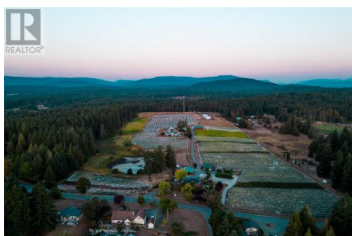


## 3280 Telegraph Road Mill Bay British Columbia

Mill Bay

# \$5,500,000

MLS# 952471



Discover the allure of Enrico Winery, an expansive nearly 50 acre vineyard estate nestled in the breathtaking landscapes of Mill Bay, on Vancouver Island. The estate is a harmony of rustic charm and meticulous landscaping, offering a picturesque pond and a field used as venue for events. The main attraction is the tasting room with a spacious patio, capable of accommodating up to 100 patrons (50 indoor, 50 outdoor). The ensemble of structures includes the winery production facility, a wine storage building, three large quonset huts, a strategic income-generating cell tower, and three charming residential homes, currently tenanted, scattered across the property. Enrico's vineyards span 19.73 acres with 15 acres of bare land deemed plantable. They are home to a diverse selection of grape varietals, including Chardonnay, Ortega, Pinot Gris, Pinot Noir, Cabernet Libre, Corivese, and Cabernet Foch. The typical vineyard yield is 3.5 tonnes per acre. Enrico Winery's wine is produced in its 4,000 square feet winemaking building, housing 1,500 square feet of manufacturing space, 2,500 square feet of barrel storage, new stainless steel tanks, and French and American oak barrels. The winery currently has the capacity to produce up to 10,000 cases per year. Enrico Winery is deeply rooted in the community. Located within the BC VQA Cowichan Valley Geographical Indication, Enrico regular...



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