



**7361 TUCELNUIT DRIVE  
OLIVER, BC**

**TUC-EL-NUIT  
LAKE**



## 7361 Tucelnuit Drive Oliver British Columbia

Oliver Rural

**\$2,995,000**



Vineyard : Close to Golden Mile and Black Sage Bench in the Wine Capital of Canada. Varietals: Cabernet Franc, Merlot, Malbec, Syrah, Sauvignon Blanc and Pinot Gris grown for award-winning wines locally. Viticulture: Grafted vines to create authentic varietals from this unique terroir. 7 x 3 spacing for optimum vine spacing, tractor access and optimum grape growing. VSP (Vertical Shoot Positioning) trellising to allow quality vine growth and cane separation. Drip, sprinkler, and overhead irrigation for diversification of watering for vines and cover crops. North-South row alignment for maximum sunlight exposure throughout the season. Condition: The vineyard comprises a combination of mature vines and a partial replant program. Parts of the vineyard are in their second year of a recent replant program, with full production expected in a couple of years. Rootstock: All vines are Vinifera grafted on American rootstock, providing robust disease and pest resistance, plus root adaptability. Production Building: A conveniently situated 4,000 sq ft manufacturing facility with tall ceilings and a central drain. Three-bay access to a twin space equipped with single phase power emanating from a three phase supply. A 5,000 sq ft concrete pad outside. Storage/Equipment Barns: Two massive barns with a total of 8,400 sq ft. Farmhouse: Two s...



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

**Paul Graydon**

FaithWilson Christies International Real Estate

Phone: (250) 809-2342

