



## 8705 ROAD 22 Road Oliver British Columbia

Oliver Rural

# \$5,499,000



Welcome to this scenic 12 acre property nestled in the heart of Wine Country, offering a rare combination of comfortable country living and flexible income potential. Whether you're looking for a hobby farm, multi-family homestead, or a property to support a small agri-tourism business, this unique offering is packed with opportunity. The main home is a spacious 4 bedroom, 4.5-bath residence, measuring nearly 5,000 sqft. thoughtfully built for large family living, with generous room sizes and a practical layout that could easily transition into guest accommodations or a bed-and-breakfast. Also on the property is a second 2 bedroom, 2 bath home, perfect for extended family, staff accommodations or a rental. A large 40x65x18-foot shop provides ample room for equipment storage, projects, or a potential home-based business, and includes a self-contained 1 bedroom suite above. The property is well-equipped with 6 full service RV sites & a dedicated shower house with 3 private stalls, ideal for accommodating visitors, workers, or small events. The land itself is as functional as it is beautiful, featuring a pond used for irrigation, a small orchard with an assortment of fruit trees, & a field currently used for hay production. This property offers the best of country life and is truly a one of a kind property that really needs to be seen in person to appreciate its beauty and all ...



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