



14420 Oyama Road Lake Country British Columbia

\$2,450,000

FINEST QUALITY VINEYARD ESTATE producing a high quality Pinot Noir. A total of 7.76 acres of quality land with a dry creek running through it on the east side of Wood Lake (optimum for grapes) complete with a large and comfortable family home of over 4000 sq ft. The spacious home features stunning views of the lake at every turn and is a stone's throw from the rail trail and lake access at Oyama Boat Launch. A walkout rancher with delightful decks and patios on both levels, it features 6 bedrooms, 4 bathrooms and 2 kitchens. It is set up as a suited residence, each with 3 beds, kitchen, bathroom/s and separate laundry. Water is municipal, sewer is septic. Bonus - there is a massive 3272 sq ft barn (40'x48' plus) with an additional section and a quarter mezzanine level) built in 2009. Barn can be accessed directly off Crawford Road and could even be further developed into a winery and/or possible separate accommodation. Farm status. Current lease in the process of being negotiated. Note: 2023 production same as 2022 when many vineyards in the region suffered. Early assessment of damage from freeze of 2024 suggests minimal impact. (id:6769)

Other 40'0" x 48'0"	Laundry room 7'7" x 12'9"
Other 23'6" x 24'11"	4pc Bathroom 9'5" x 4'11"
Full bathroom 11'2" x 7'11"	5pc Ensuite bath 15'4" x 9'6"
Recreation room 20'1" x 35'10"	Bedroom 13'8" x 10'1"
Family room 11'2" x 9'3"	Bedroom 13'1" x 10'0"
Kitchen 10'8" x 15'4"	Primary Bedroom 20'7" x 14'2"
Bedroom 22'2" x 12'0"	Family room 11'6" x 12'1"
Bedroom 14'3" x 13'7"	Kitchen 14'3" x 10'4"
Bedroom 20'2" x 14'2"	Dining room 12'9" x 12'6"
Partial bathroom 7'7" x 2'11"	

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<http://www.sarahkennedyrealestate.com/>

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com