



100 Fir Avenue Kaleden British Columbia

\$1,900,000

PRICED BELOW ASSESSED VALUE! STUNNING VINEYARD! 5 bed, 4 bath, CUSTOM HOME w/ 360 degree views on 5 acres tucked away off the road offering optimal privacy. Grand foyer entrance w/ stunning staircase leading the eye to the wood accent VAULTED CEILINGS. First floor consists of high ceilings throughout the 3 spacious bedrooms, 2 baths, family room, laundry room, & attached 15'1" x 21'1" garage. Upstairs is flooded w/ NATURAL LIGHT in the kitchen/dining/living spaces. Kitchen has STAINLESS STEEL appliances, stone counters, oversized island, & breakfast nook. Dining room has built-ins & access to the covered deck w/ stairs leading down to the yard. Living space has a GAS fireplace to provide a cozy ambiance. Main bedroom has a roomy walk-in closet & PRIVATE 3 pce ENSUITE. Completing this floor is an extra bedroom & 2 pce bathroom. Downstairs is unfinished w/ the utility & storage rooms to make the potential finished square footage 3586 sqft! Additional features include: security system, paved driveway, deer fencing, a new water system, 3 bay 48.6' x 27' workshop/garage, & detached 26'11" x 20'11" garage. Potential for an estate winery w/ the detached garage to be converted into a tasting room. Conveniently located 10 minutes to Penticton and Okanagan Falls, yet walking distance to Pioneer Park/Beach, Kaleden Elementary, & Linden Gardens. Leased Pinot Gris and Pinot Noir vines to local wineries producing AWARD WINNING WINES. By appt only. Meas approx only-buyer to verify if important (id:6769)

3pc Ensuite bath 8'7" x 8'11"

2pc Bathroom 5'11" x 6'3"

Primary Bedroom 14'10" x 13'8"

Kitchen 14'11" x 18'8"

Bedroom 12'7" x 10'6"

Dining room 11'6" x 13'8"

Living room 18'9" x 14'8"

Utility room 15'7" x 11'2"

Storage 12'5" x 11'2"

Storage 5'3" x 3'9"

Laundry room 7'10" x 9'1"

Other 21'1" x 15'1"

Family room 14'10" x 18'11"

Bedroom 13'5" x 11'8"

3pc Bathroom 8'7" x 4'11"

Bedroom 10'4" x 16'6"

Bedroom 10'4" x 16'6"

5pc Bathroom 10'1" x 7'5"

Listing Presented By:



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Royal

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