



# 1580 Chapman Road Okanagan Falls British Columbia

\$3,990,000

Hard to find, exceptionally large vineyard property with great microclimate and a large home! This property is a massive 38.33 acres total with 26.5 acres to planted in vines in 2018. 18.885 acres are planted in Pinot Noir with clones 115, 71C, 72C, 73, 82, 667, 777. There are an additional 7.65 acres planted in Pinot Gris, Pinot Gris clone: 53. Grafted mostly on 3309 + 101/14. The well and pump house were redone in 2022 and both are in amazing shape. The irrigation system is modern with automatic controllers, and the vineyard is completely deer fenced with additional electric fence on perimeter. The home on the property is 3534 sqft overlooking the vineyard and located on a private raised area. The home is a rancher with a walk-out basement that could easily be split into two suites or as is would be a wonderful family home, rental house, or staff housing option. There is large open concept great room with a huge kitchen complete with granite counters, vaulted ceilings in the living room and a main floor primary suite. There is a large deck to take in the sunsets and vineyard views. The lower level of the home would make a great suite and currently has 3 more bedrooms, a large family room and lots of storage. There is an additional building on the property for equipment storage as well as for a workshop or other needs. Don't miss out on this hard-to-find large vineyard package in a great location. Email [foxandfox@pentictonproperties.com](mailto:foxandfox@pentictonproperties.com) for more information. (id:6769)

Utility room 6'8" x 3'11"

Storage 5'11" x 4'10"

Storage 6'11" x 6'1"

Storage 13'3" x 12'

3pc Bathroom 8'10" x 5'3"

Bedroom 12'4" x 11'5"

Bedroom 14'7" x 10'5"

Bedroom 10'8" x 10'2"

Bedroom 11'11" x 7'8"

4pc Ensuite bath 12'3" x 10'

2pc Bathroom 5' x 4'6"

Mud room 11'9" x 6'5"

Laundry room 7'7" x 7'1"

Other 9'5" x 8'7"

Primary Bedroom 14'3" x 13'5"

Office 9'1" x 5'11"

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Listing Presented By:



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Recreation room 20'7" x 14'7"

Living room 19'3" x 18'10"

3pc Bathroom 6'8" x 5'11"