



2300 Upper Bench Road Cawston British Columbia

\$3,100,000

Nestled in the heart of the stunning Similkameen Valley, this exceptional 20-acre certified organic farm offers a rare opportunity to invest in one of BC's fastest-growing wine regions, located minutes from several of Cawston's well-known wineries. Class 1 vineyard soil, proven plantings, a spacious 7-bedroom home and shop—ideal for a wide range of uses including estate winery development, orchard or an agri-tourism retreat. 4.25 acres of various red wine varietals planted between 2022 and 2025 are thriving. Already producing with approx 2 acres of mature cherry trees, 0.5 acre of apples & 0.25 acre of nectarines, offering the potential for immediate returns. Ideal for those looking to expand operations, with approx 10 acres still available for additional planting and ample space to build out a full-scale vineyard. The well-appointed home offers superb views and welcomes you with a grand staircase. Featuring a quality kitchen, comfortable living spaces as well as four bedrooms and two bathrooms upstairs. Two separate cozy suites downstairs with shared laundry and double garage offer versatility. Large metal shop with concrete floors and power. With more than 16.5 acres of highly arable ground and a coveted soil classification, the property offers some of the most sought-after growing conditions in the entire Similkameen region. Class 1 vineyard land is rare and highly prized for its exceptional drainage, mineral content, and ability to support a wide range of varietals. (id:6769)

Utility room 14'0" x 11'4"

4pc Bathroom 7'8" x 5'3"

Kitchen 11'0" x 8'11"

Bedroom 11'0" x 7'7"

Den 11'9" x 9'6"

Bedroom 13'5" x 9'4"

Bedroom 13'5" x 9'2"

Full bathroom 9'10" x 5'1"

Foyer 9'4" x 13'11"

4pc Bathroom 10'10" x 5'0"

Bedroom 10'4" x 8'10"

Bedroom 10'10" x 12'6"

Bedroom 10'10" x 9'11"

3pc Ensuite bath 10'1" x 6'1"

Primary Bedroom 18'6" x 12'11"

Family room 16'0" x 21'0"

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Royal

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Kitchen 15'9" x 10'7"

Kitchen 12'2" x 17'6"

Living room 17'7" x 14'8"