



2864 ARAWANA Road Naramata British Columbia

\$4,398,000

Unique opportunity to buy a home, investment property, business & vineyard all in one! This stunning 10 acre property is perched along the renowned Naramata Bench with breathtaking lake views, 3 acres of mature vineyards, 2 detached homes, 5 agri-tourism vacation rental suites, plus a large space for a variety of commercial purposes with room to expand in the future. The remodelled 2 bed rancher is perfect for an owner operator or staff accommodation. It features panoramic views, large outdoor patio, full-height unfinished basement and mature gardens & vineyard. The stylish and modern 1 bed guest cottage currently operates as a licensed AirBnB generating ~\$80k/year with nothing but 5 star reviews. The 6500sqft outbuilding and agri-tourism suites are about 80% complete - the new owners can customize to suit their personal style and use case. The remaining ~3500sqft commercial space currently contains a finished office, staff kitchenette, gown-up area with 2 bathrooms, shower & hamper room, shipping/receiving, processing room, and storage rooms. This space would suit a variety of purposes including indoor vertical grow production and workshops (all to GMP specifications), commercial kitchen for workshops & events, wellness or yoga studio, spa, etc. There is also potential to add a 6000+ sf rooftop patio which would be a dream location for an event venue, gazebo, sauna, and outdoor bar. Zoning allows for 15 events per year with 10 weddings permitted annually (buyer to verify) for additional revenue. Recently appraised over \$5m with a replacement value of the outbuilding alone, estimated to be over \$2m. Long time owner forced to sell due to health considerations. This highly versatile property has immense revenue potential and should not be missed. Please contact the listing agent for more information or to arrange a tour. (id:6769)

Listing Presented By:



Originally Listed by:
Stilhavn Real Estate Services

<http://jodiegraham.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

4pc Bathroom 8'4" x 6'4"

Primary Bedroom 14' x 13'6"

Kitchen 11'4" x 8'8"

Dining room 11' x 10'5"

4pc Bathroom 20' x 6'10"

4pc Bathroom 20' x 6'10"

Bedroom 20' x 17'

Bedroom 12'5" x 11'

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

| | |
|---|-------------------------------|
| Living room 15'3" x 10'8" | Bedroom 20' x 17' |
| 2pc Bathroom Measurements not available | Bedroom 20' x 17' |
| 3pc Bathroom Measurements not available | Bedroom 20' x 17' |
| 4pc Bathroom 20' x 6'10" | Unfinished Room 7'9" x 6'1" |
| 4pc Bathroom 20' x 6'10" | Unfinished Room 26'10" x 9'2" |
| 4pc Bathroom 20' x 6'10" | |