



2864 Arawana Road Naramata British Columbia

\$3,780,000

2864 Arawana Road spans 10.16 gated acres along the Naramata Bench, offering open space, privacy, and about three acres of mature Riesling vineyards. The property provides a strong non winery related income stream while also allowing for growth and customization and let existing vacation management do all the work. The main residence is a 1,050 sq ft remodeled two-bedroom rancher, ideal for owners or your own plans, with a large outdoor patio, mature gardens, and a full-height unfinished basement. There is a one-bedroom guest cottage, currently a licensed Airbnb generating roughly \$80,000 annually with consistent five-star reviews, adds immediate income. The property also includes a 6,500 sqft outbuilding built to EU GMP standards. With close to 2 million invested, this first-class building incorporates five high-end Agri-tourism suites that are about 80% complete; once finished, they will further expand income opportunities. The building also features a finished office, staff kitchenette, gown-up area with two bathrooms and a shower, hamper room, and dedicated shipping, processing and storage areas. The outbuilding and suites together provide a flexible space for a variety of uses, including a small production facility, wellness studio, or event venue. Zoning allows 10 weddings per year and much interest shown for this as a venue. A rooftop patio of over 6,000 sq ft could be added(with approvals), the estate is functional and ready for your finishing touches. (id:6769)

5pc Bathroom 8'2" x 7'7"

Bedroom 12'3" x 11'11"

Primary Bedroom 12'10" x 11'1"

Kitchen 10'11" x 7'7"

Dining room 8' x 7'7"

Living room 19'5" x 19'1"

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