



# 306 HWY 97 Other Kaleden British Columbia

\$1,599,000

An opportunity knocking to acquire approximately 10 acres of farmland, with 1,070 feet of highway frontage, when combined with 346 Hwy 97. Total offered at the combined price of \$3,387,000, acquiring a prime vineyard and mixed soft fruit. 306 Hwy 97 is an agricultural estate with grapevines, a 6-bed/4-bath home with a fully finished basement, overlooking Skaha Lake, and a 1,900 sq ft storage facility perfect for a winery or fruit stand. The main home offers 3 beds/2 baths in the modern 2017 section, and is seamlessly connected to an older section of the house filled with character. A new ductless AC/heat pump was installed in 2024. Add value with 2 acres of unused land for vineyard expansion. Close to Penticton, wineries, beaches, and golf, this property features ample parking, low taxes, and full fencing for security and privacy. With B&B potential in a vineyard setting and rental income from the storage facility and grape harvests this property offers a unique investment opportunity in a prime location. All measurements are approximate. Call listing agent today for a viewing. (id:6769)

Games room 8'0" x 10'0"

Other 20'0" x 25'0"

Bedroom 11'5" x 11'3"

Storage 8'0" x 11'0"

Primary Bedroom 13'5" x 14'5"

Living room 22'0" x 13'0"

Kitchen 21'0" x 13'0"

Foyer 12' x 13'

Games room 20'0" x 25'0"

Family room 25'0" x 18'0"

Dining room 13'0" x 13'0"

Other 12'0" x 13'0"

Bedroom 8'0" x 11'0"

Bedroom 11'5" x 11'0"

Bedroom 12'0" x 9'0"

Bedroom 9'0" x 9'0"

5pc Bathroom Measurements not available

4pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

RE/MAX Penticton Realty

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Royal

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