



## 3668 FRUITVALE Way Oliver British Columbia

\$4,495,000

Located just 13 km south of Oliver, Crux Vineyard is a distinctive 77-acre agricultural property perched above the renowned Golden Mile. Set within the Agricultural Land Reserve, the site features two southeast-facing benches ideal for premium grape growing. The upper 16-acre bench is already planted with Sauvignon Blanc, Chardonnay, Vermentino, Merlot, Cabernet Franc, and Tempranillo, while the lower 9-acre bench is prepped and ready for planting. Exceptional soil conditions and excellent air drainage contribute to healthy vine growth and help mitigate frost risk. With elevations ranging from 350m to 590m, the property benefits from increased sun exposure—averaging 1 to 1.5 hours more sunlight per day during the growing season than the valley below—making it a truly unique viticultural site. The southeast corner of the property includes a 1-acre building site offering breathtaking panoramic views of the valley, vineyards, and surrounding mountains. Additional features include a VSP steel post trellis system, two high-capacity wells producing a combined 120 gpm, and excellent access from both Highway 97 and Highway 3. (id:6769)

Listing Presented By:



Originally Listed by:

Chamberlain Property Group



Royal

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