



4129 McLean Creek Road Okanagan Falls British Columbia

\$2,450,000

Exceptional Okanagan Falls vineyard opportunity on 9.36 acres, with 6.7 acres planted in 2023 to Pinot Noir, Chardonnay and Riesling, with grapes currently sold to a leading local winery. Professionally developed with VSP trellising, dual drip and under-vine sprinkler irrigation, a strong well and licensed agricultural water allocation. The property includes an extensively updated 2,760 sq ft residence with separate-entry suite for extended family, guests or potential rental revenue, attached garage, plus two substantial farm shops offering approximately 3,885 sq ft of additional agricultural space. Well-drained sandy-loam soils, excellent vineyard infrastructure and a location near some of the Okanagan's recognized wineries make this an outstanding opportunity for a vineyard operator, winery, investor or lifestyle buyer. A young, thoughtfully established vineyard with the infrastructure in place for its next chapter. (id:6769)

Storage 8' x 6'

Primary Bedroom 19'11" x 17'3"

Office 9'3" x 9'

Mud room 10'6" x 9'10"

Living room 23'3" x 15'1"

Laundry room 7'11" x 7'

Kitchen 13'9" x 11'7"

Foyer 7'4" x 6'9"

Dining room 17'4" x 14'2"

Den 10' x 9'3"

Other 20'10" x 11'5"

Bedroom 13'8" x 10'2"

Bedroom 16'1" x 11'5"

Bedroom 13'10" x 11'9"

4pc Ensuite bath Measurements not available

4pc Ensuite bath Measurements not available

3pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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Royal

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