



4310 GULCH Road Naramata British Columbia

\$899,000

Rare opportunity to own a private 1-acre property in one of Naramata's most sought-after rural settings. Nestled among orchards and vineyards, this well-maintained 3-bedroom, 2-bathroom home offers exceptional privacy and breathtaking views of Okanagan Lake, vineyards, and Giant's Head Mountain, and within walking distance to the lake and Village of Naramata. The mature, landscaped grounds feature established grape vines, fruit trees, garden areas, and a magnificent Linden tree creating a peaceful, shaded retreat. Enjoy morning coffee or evening wine on the spacious deck, taking in the stunning views. Inside, the bright main level showcases panoramic lake and vineyard views from the living room with direct deck access. The retro-inspired kitchen adds charm, while the primary bedroom and living room each feature their own split-ductless heat pump for year-round comfort. A second bedroom and full bathroom complete the main floor. The walkout lower level, with its own separate entrance, offers a large family room, a third bedroom, 2-piece bathroom, and spacious laundry room with sink. A truly special Naramata property where privacy, scenery, and pride of ownership come together. NO Speculation Tax Here! Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & include all interior walls & must be verified by the buyer if deemed important. (id:6769)

Other 5'2" x 9'

Other 8'9" x 10'10"

Laundry room 8'11" x 10'10"

2pc Bathroom Measurements not available

Bedroom 13'10" x 11'9"

Family room 20'2" x 10'7"

Bedroom 10'8" x 8'11"

Full bathroom Measurements not available

Primary Bedroom 12'5" x 11'

Living room 22'4" x 11'

Dining room 9'1" x 11'10"

Kitchen 9'6" x 11'6"

Listing Presented By:



Originally Listed by:

Chamberlain Property Group Inc.

<https://www.simpsonsellspenticton.ca/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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 MLS®, 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.