



## 4855 Chute Lake Road Kelowna British Columbia

\$14,900,000

K & V Vineyards. A 40-acre private estate above Okanagan Lake, only minutes from downtown Kelowna. Its first residence, 4855 Chute Lake is a magnificent European Craftsman with 6,855 SF of handcrafted living space with 5 bed & 4 bath, countless old world details, and a spacious courtyard. Plus an oversized garage and workshop connected by a breezeway. With successful future rezoning to Agriculture 1 Tourism, it could become an ideal setting for a tasting room, restaurant, or boutique inn. Its second residence, 4895 Frost Rd is a 3 bed & 4 bath, 3,714 SF rancher with basement featuring a covered backyard patio for enjoying sunset views and city lights against the backdrop of the Okanagan's natural beauty. Plus a renovated log cabin (with 1 bed & 1 bath) and vintage red barn, add character and charm to the estate. The fully fenced, irrigated grounds sit on a gentle northwest-facing slope with rows of vines aligned north-south, ensuring full sun exposure and refreshing mountain breezes, fostering optimal grape-growing conditions. The rows currently produce 6 acres of Pinot Gris, with 5 acres of Riesling and 4 acres of Pinot Noir planted in May 2025. Future plantings include 3 acres of Chardonnay and 1.5 more acres of Pinot Noir. With high-quality grapes in high demand, it is ready to be managed and leased by a prominent winery. This property offers a rare opportunity to combine luxurious living with an agricultural enterprise, and potential tourism and hospitality ventures. (id:6769)

Listing Presented By:



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Royal

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Bedroom 16'2" x 12'8"

Full bathroom 12'7" x 11'7"

Bedroom 11'8" x 14'8"

Bedroom 12'5" x 13'2"

Primary Bedroom 16'2" x 14'8"

Wine Cellar 14'1" x 23'11"

Full bathroom 2'1'8" x 16'8"

Recreation room 15'2" x 26'1"

Laundry room 14'3" x 14'4"

Office 14'9" x 15'7"

Full bathroom 15'2" x 15'2"

Bedroom 17'5" x 16'10"

Living room 22'5" x 20'9"

Foyer 11'1" x 12'2"

Kitchen 21'6" x 7'5"

Dining room 20'0" x 12'0"

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Partial bathroom 5'7" x 6'4"

Full bathroom 12'2" x 8'2"

Other 8'11" x 9'10"