



## 5408 Snowbrush Street Oliver British Columbia

\$3,250,000

A rare opportunity to own a fully operational winery in the heart of Oliver's renowned wine region. Situated on just over 5 acres with approx. 4 acres of established vineyard, the varietals include Pinot Gris, Gamay Noir, Cabernet Sauvignon, and Chardonnay. The production area includes a crush pad, temperature-controlled cellar and wine storage, and a lab area for in-house testing--well equipped for small-lot winemaking. Full equipment list available upon request. Licensed for winery and lounge use, the property offers an inviting tasting room, retail space, and onsite kitchen and food prep area currently used to prepare charcuterie boards--perfect for enhancing the guest experience. The setup supports both day-to-day operations and special events in a beautiful vineyard setting. The 4000+ sq.ft. home features 3 bedrooms and 2 bathrooms upstairs, plus a main floor with a gourmet kitchen, office/bedroom, and an additional bathroom. The lower level includes a den, office/bedroom, kitchenette, and separate entry--ideal for guest accommodation or potential B&B use. A turnkey opportunity to live and work in the South Okanagan's thriving wine country. Duplicate Listing MLS 10352148 (id:6769)

5pc Bathroom 8'8" x 13'3"

Laundry room 10'5" x 13'3"

Bedroom 11'11" x 12'0"

Bedroom 12'2" x 13'5"

4pc Ensuite bath 14'11" x 10'10"

Primary Bedroom 19'3" x 19'5"

4pc Bathroom 8'9" x 9'9"

Utility room 11'9" x 16'5"

Bedroom 11'8" x 20'7"

Games room 19'2" x 12'7"

Recreation room 19'0" x 20'7"

4pc Bathroom 4'11" x 7'6"

Bedroom 10'9" x 13'2"

Living room 19'8" x 13'10"

Family room 11'10" x 13'11"

Dining room 9'8" x 10'10"

Kitchen 12'1" x 28'9"

Listing Presented By:



Originally Listed by:

Royal LePage South Country

<http://eringludovatz.com/>



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.