



7361 Tucelnuit Drive Oliver British Columbia

\$2,995,000

Vineyard : Close to Golden Mile and Black Sage Bench in the Wine Capital of Canada. Varietals: Cabernet Franc, Merlot, Malbec, Syrah, Sauvignon Blanc and Pinot Gris grown for award-winning wines locally.

Viticulture: Grafted vines to create authentic varietals from this unique terroir. 7 x 3 spacing for optimum vine spacing, tractor access and optimum grape growing. VSP (Vertical Shoot Positioning) trellising to allow quality vine growth and cane separation. Drip, sprinkler, and overhead irrigation for diversification of watering for vines and cover crops. North-South row alignment for maximum sunlight exposure throughout the season.

Condition: The vineyard comprises a combination of mature vines and a partial replant program. Parts of the vineyard are in their second year of a recent replant program, with full production expected in a couple of years. **Rootstock:** All vines are Vinifera grafted on American rootstock, providing robust disease and pest resistance, plus root adaptability. **Production Building:** A conveniently situated 4,000 sq ft manufacturing facility with tall ceilings and a central drain. Three-bay access to a twin space equipped with single phase power emanating from a three phase supply. A 5,000 sq ft concrete pad outside. **Storage/Equipment Barns:** Two massive barns with a total of 8,400 sq ft. **Farmhouse:** Two storey built in 1976 and recently updated/modernized, divided into two separate tenanted suites each with heat pumps, AC, and hot water.

(id:6769)

Bedroom 9'9" x 10'2"

Bedroom 9'6" x 10'2"

Primary Bedroom 8'3" x 9'5"

Primary Bedroom 7'10" x 7'6"

Kitchen 12'9" x 7'8"

Living room 14'2" x 15'3"

Bedroom 8'1" x 8'5"

Bedroom 12' x 12'2"

3pc Bathroom 8' x 5'5"

Kitchen 23' x 15'

Living room 16'5" x 13'5"

Listing Presented By:



Originally Listed by:

FaithWilson Christies International Real Estate



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.