



## 9402 FRONT BENCH Road Summerland British Columbia

\$2,200,000

Rare Vineyard Estate with Iconic Lake Views - 5.13 Acres in the Heart of Summerland. Here's your opportunity to own a fully operational vineyard in one of the Okanagan's most desirable locations on ALR land just 5 min. from downtown Summerland offering sweeping southeast-facing views of Okanagan Lake, Naramata Bench, Penticton, & rolling vineyards. This is more than a home, it's a lifestyle, an investment rolled into one. The 4,000+ SF 6bdrm, 2bath walkout rancher is filled with warmth & rustic charm, featuring vaulted ceilings, exposed beams, & stunning lake views from nearly every room. Step outside onto the expansive deck to soak in the panoramic scenery, perfect backdrop for a morning coffee or evening glass of wine. Downstairs, a spacious walkout lower level includes a separate entrance, offering flexibility for a suite, multi-generational living, or expanded entertainment space. 3 vehicle carport, single garage/workshop add to the property's practicality. The vineyard spans approx. 3.5 acres & planted with premium varietals inc. Gewurztraminer, Verdello, & Orange Muscat grapes - perfect for winemakers, Agri-tourism enthusiasts, or those seeking a unique rural retreat with income potential - a rare chance to own a piece of Okanagan paradise. Total sq.ft. calculations are based on the exterior dimensions of the building at each floor level & inc. all interior walls & must be verified by the buyer if deemed important. (id:6769)

Storage 3'2" x 8'7"

Other 4'2" x 10'3"

Storage 5'9" x 9'11"

Office 5'11" x 9'11"

Mud room 9'11" x 9'11"

Full bathroom Measurements not available

Bedroom 15'6" x 11'11"

Bedroom 12'2" x 11'11"

Recreation room 26'8" x 32'6"

Full bathroom Measurements not available

Bedroom 16'1" x 12'5"

Bedroom 12'7" x 12'8"

Primary Bedroom 16' x 13'6"

Living room 15'10" x 20'1"

Dining room 14'9" x 27'4"

Kitchen 11'5" x 11'5"

Listing Presented By:



Originally Listed by:

Chamberlain Property Group

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



Royal

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Bedroom 13'3" x 15'6"