



# 963 Clarke Road Naramata British Columbia

\$1,790,000

Make your dreams a reality at 963 Clarke Road, located on the coveted Naramata Bench. This south-facing 3000+ sq ft home offers privacy and stunning Okanagan Lake views. Everything has been wonderfully updated and the open floor plan features a cozy Dimplex Optimyst fireplace in the living room, a dining area with vaulted ceilings, skylights, and ample windows. The main level includes a fully renovated open kitchen, a laundry area off the double garage, and an office/den ideal for home-based work. Upstairs, the master suite includes an en-suite, private view deck, and a second bedroom with a full bathroom. The lower level is perfect for entertaining or guests, with a recreation room featuring a wood stove, two bedrooms, a sunroom, and a separate entrance. Enjoy multiple view decks for outdoor living. Just 3 minutes from Manitou Beach, this property has a history of repeat Air B&B clientele. The lower level also features a third tandem garage and a large multi-purpose workshop area with a mudroom and two-piece bath. The fully deer-fenced 4.98 property features a 3.25-acre vineyard planted with Pinot Noir and Chardonnay and the vineyard has a farming and crop share agreement in place with a nearby Naramata Winery. The land is Class 1 for grape suitability and zoning allows for uses like a winery or cidery. Also Included a farm storage shed, ample parking for boats and RVs, and room for a pool. (id:6769)

4pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Bedroom 11'11" x 16'

Primary Bedroom 17'3" x 16'2"

3pc Bathroom Measurements not available

Bedroom 12'7" x 15'11"

Bedroom 15'6" x 13'10"

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.

Recreation room 19'11" x 16'

4pc Bathroom Measurements not available

Bedroom 11'10" x 21'1"

Dining room 14' x 9'6"

Kitchen 13'1" x 15'10"

Laundry room 12'6" x 16'7"

Living room 17'4" x 15'11"

Utility room 6'6" x 3'1"

Listing Presented By:



Originally Listed by:

RE/MAX Orchard Country

<http://www.mikestohler.com/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com