



# 1580 Chapman Road Okanagan Falls British Columbia

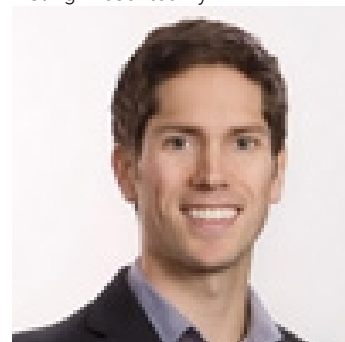
\$5,999,000

Hard to find large vineyard property with great microclimate. The property is 38.33 acres with 26.5 acres planted in 2018. 18.885 acres are planted in Pinot Noir and 7.65 acres planted in Pinot Gris. The well and pump house were redone in 2022 and both are in amazing shape. The irrigation system is modern with automatic controllers and in good shape. The vineyard is completely deer fenced with additional electric fence on perimeter. There is a 3534 sqft home overlooking the vineyard located on a private raised area. The home is a rancher with a walk-out basement and has a large open concept plan with the great room open through the living room and dining room. The master bedroom is located on the main floor and there is a large deck to take in the sunsets, and vineyard views. The lower level of the home would make a great suite and currently has 3 more bedrooms, a large family room and lots of storage. There is an additional building on the property for equipment storage as well as for a workshop or other needs. Don't miss out on this hard-to-find large vineyard package in a great location. Call today for a private showing or more details (id:6769)

Utility room 6'8" x 3'11"	Bedroom 11'11" x 7'8"
Storage 5'11" x 4'10"	4pc Ensuite bath 12'3" x 10'
Storage 6'11" x 6'1"	2pc Bathroom 5' x 4'6"
Storage 13'3" x 12'	Mud room 11'9" x 6'5"
3pc Bathroom 8'10" x 5'3"	Laundry room 7'7" x 7'1"
Bedroom 12'4" x 11'5"	Other 9'5" x 6'7"
Bedroom 14'7" x 10'5"	Primary Bedroom 14'3" x 13'5"
Bedroom 18'5" x 12'2"	Office 9'11" x 8'5"
Recreation room 20'7" x 14'7"	Living room 19'3" x 18'10"
3pc Bathroom 6'8" x 5'11"	

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**Lepage Parkside Realty**

PO Box 930; 9925 Main St,  
Summerland, BC,

Phone: (250) 462-4888  
info@joepeters.ca