



# 4535 Ryegrass Road Oliver British Columbia

\$2,200,000

Presenting the offering of an exceptional Vineyard Estate in Oliver - British Columbia's Wine Capital. Located on the Black Sage Bench, a highly sought-after wine region, this estate is close to notable wineries including Church and State and Burrowing Owl. This 8.57 acre property features a charming country estate house with a pool, a 1,200 square foot shop with washroom, a gazebo, and 6.64 acres of planted vineyard. The 5 bedroom, 4 bathroom home is a charming, quality-built home featuring hardwood floors, high-end stainless steel appliances, and sweeping vineyard views. The entire house (exterior and interior) was recently professionally repainted, a new fridge/washer/dryer installed, a new water softener and ozone treatment system installed, and new blinds installed. A new air conditioning system and new trim are currently being installed. The area surrounding the house is landscaped with vibrant green turf grass. The in-ground pool features an automatic cover. The vineyard is planted with Cabernet Sauvignon, Cabernet Franc, Petit Verdot, and Chardonnay. In 2021, the entire vineyard was replanted including sculpting the land to maximize airflow. A new irrigation system and trellising was installed. This property is perfect for a winery looking to secure more vineyard, someone who dreams of living among the rolling vines, or an investor looking for an income-producing property. (id:6769)

Primary Bedroom 16'4" x 19'7"

Bedroom 11'11" x 11'10"

Bedroom 11'11" x 12'1"

Bedroom 11'11" x 8'10"

Full ensuite bathroom 12' x 19'3"

Partial bathroom 8'7" x 8'3"

Utility room 11'11" x 3'

Storage 24'3" x 14'6"

Pantry 7'11" x 10'10"

Family room 16'1" x 28'10"

Bedroom 13'1" x 16'3"

Recreation room 11'7" x 5'7"

Partial bathroom 8'2" x 5'11"

Office 11'11" x 9'11"

Living room 16'8" x 21'2"

Laundry room 7' x 8'2"

Kitchen 23'11" x 12'4"

Foyer 11'7" x 6'

Family room 16' x 18'

Listing Presented By:



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Royal

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