



## 4575 Mill Road Naramata British Columbia

\$5,695,000

An exceptional opportunity awaits! First time on the market in 35 years, this .78-acre parcel features 350 ft of waterfront with sandy beaches and a dock on Mill Bay Point in Naramata, B.C. Nestled in the heart of South Okanagan wine country, this rare property offers unmatched privacy, sweeping lake views, and a southwest-facing orientation that ensures all-day sunshine and stunning sunsets. What is unique about this property is it awaits your vision-- with nearly 5000 sq. ft. spread across 2 levels, you'll have a blank slate ready to be customized to your preferences. Main floor living offering spectacular lake views inclusive of a walk out lower level, radiant in floor heating not only in the home but in the triple car garage that can accommodate car lifts. You will have ample space to create your masterpiece that takes full advantage of this scenic backdrop. Imagine private patios and tranquil pathways meandering to the water's edge, perfectly tailored to your lifestyle. Naramata is renowned for some of the most coveted real estate in the region and it is no wonder why. Don't miss your opportunity to own this rare "Trophy Legacy Property" and enjoy the Okanagan lifestyle you deserve for generations to come. This exceptional waterfront property also offers the potential to be subdivided into 2 lots. No Speculation Tax applicable to this property \*Floorplan layout can still be adjusted, with options to add ensuites to bedrooms not currently shown on the plans. \*(id:6769)

Other 6'10" x 4'8"	Primary Bedroom 26'1" x 15'4"
Primary Bedroom 24'3" x 26'11"	Pantry 12'7" x 6'5"
Utility room 11'8" x 13'2"	Mud room 6'8" x 18'8"
Media 32'3" x 24'10"	Laundry room 11'4" x 9'10"
Other 11'3" x 13'3"	Kitchen 32'9" x 33'1"
Living room 26'11" x 14'11"	Foyer 21'8" x 33'0"

Bedroom 16'8" x 25'0"	Bedroom 16'8" x 13'5"
Full bathroom 10'11" x 5'11"	Full bathroom 3'6" x 9'10"

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