



140 LARCH Avenue Kaleden British Columbia

\$1,650,000

This expansive 5-acre vineyard estate encompasses a primary residence adorned with 4 bedrooms and 3 bathrooms, an independent in-law suite complete with its own entrance and laundry facilities, and a charming 3-bedroom cottage. The main house, surrounded by picturesque vineyard panoramas, also boasts a generously sized deck accessible from the kitchen, ideally positioned to capture the southern and eastern sunlight, making it ideal for BBQs and basking in the Okanagan's radiant sun. Have you been dreaming of being the proprietor of your very own vineyard? This property, with its 4 acres of meticulously cultivated Gewurtztraminer, Pinot Noir, and Merlot with drip irrigation and Vertical Shoot Positioned vines, could make that dream a reality. This investment property is a treasure trove, with its low tax bracket, appealing farm status, agricultural income potential, and prospective suitability for a winery site. The estate also houses a storage building, two separate garages, a large farm edifice, and a garden shed. Its location in a highly sought-after rental area ensures reliable rental revenue streams. Nestled in a quaint rural community with a school and beach just 3 minutes away, and proximity to Penticton and all its amenities, it's a perfect mix of tranquillity and accessibility. The property offers ample space for parking, trailers, and vehicles, making it an ideal investment for the discerning buyer or an outdoor lifestyle enthusiast with a passion for gardening. (id:6769)

Storage 9'0" x 6'0"

Laundry room 13'0" x 13'0"

Bedroom 16'0" x 10'0"

3pc Bathroom Measurements not available

Primary Bedroom 12'8" x 12'9"

Living room 16'0" x 14'0"

Kitchen 16'0" x 13'0"

Kitchen 26'0" x 24'6"

3pc Ensuite bath Measurements not available

Dining room 13'0" x 10'0"

Bedroom 11'8" x 9'8"

Bedroom 12'0" x 9'6"

4pc Bathroom Measurements not available

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