



# 2502 Winifred Road Naramata British Columbia

\$1,649,000

An Okanagan Lake View Estate: A Rare Opportunity to take in stunning Okanagan Lake views from this gorgeous family home on the exclusive Naramata Bench. You won't believe the unobstructed 200-degree panorama of lake and city views from practically every window! Inside you'll fall in love with the owner's residence featuring 3 bedrooms, 2 full baths, plus an open concept kitchen, dining and living area with beautiful soaring ceilings. This home, built in 2016, features two purpose-built legal and BC-registered 1 bedroom B&B suites. Each suite has a kitchenette, living/dining area, full bath, outdoor patio and private entrance. The B&B has been in operation since 2016 and continues to garner excellent reviews resulting in a high percentage of returning guests. Alternatively, the suites can be used as an extension of the main house to accommodate family and friends. The property sits on 1.527-acres and has multiple decks for enjoying those million-dollar views. The hobby vineyard with 3 red grape varietals will be the envy of your friends. There are also several mature fruit trees on the property. Heated double garage and tons of outdoor parking for all your vehicles. Property also includes a separate 440 sq ft art/music studio (heated and insulated, with high-speed internet). Enjoy your own private paradise. First time ever on the market! Don't wait - properties bordering the KVR rail trail for hiking and biking are truly one-of-a-kind and rarely come on the market. (id:6769)

Primary Bedroom 11'6" x 12'5"  
Living room 13'2" x 17'10"  
Kitchen 10'4" x 17'4"  
Dining room 12'6" x 8'11"  
Other 17'10" x 15'2"  
Bedroom 12'10" x 9'4"  
Bedroom 9'9" x 12'10"  
Other 5'11" x 10'4"  
4pc Ensuite bath 5'11" x 9'11"  
3pc Bathroom 9'4" x 7'5"

Utility room 6'0" x 10'5"  
Laundry room 11'0" x 6'2"  
Foyer 13'9" x 13'0"  
Family room 11'5" x 19'7"  
Bedroom 19'3" x 15'9"  
Bedroom 10'5" x 11'9"  
Other 6'8" x 7'5"  
4pc Ensuite bath 8'2" x 7'3"  
3pc Ensuite bath 8'2" x 7'5"

Listing Presented By:



Originally Listed by:  
Chamberlain Property Group



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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.