



2864-2860 ARAWANA ROAD Naramata BC

\$3,499,000

Great mix of estate style living, income producing possibilities and Picturesque views from this 10.2 acre property. There are 2 homes, 3 acres in grapes and state of the art 6500 sq ft. warehouse easily reconfigured for multiple uses as permitted by zoning regulations. Built to EU GMP standards for food growing and processing, with possible conversion to 5 agritourism units. Common area is 90% complete, and production areas ready for rough-in for your plan. A third luxury principle residence can also be built with some conditions. Riesling vineyard produces approx. 7-9 tons annually, fully fenced, 2 power gates underground services. Current income for grapes \$20-23K annually, and remodelled rental home could be rented for \$2400.00 per month, or guest cabin as air B & B. Recent appraisal on file for 4.1 m. Call listing broker for info package.

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|-----------------------|-----------------------|
| Living Room 19\1x16\1 | 4pc Bathroom |
| Dining Room 8\1x10\11 | 4pc Bathroom |
| Bedroom 11\8x12\2 | Kitchen 10\9x11\4 |
| Bedroom 12\8x10\11 | Bedroom 13\5x13\11 |
| Kitchen 10\11x10\11 | Living Room 15\1x10\8 |
| Storage 18x27 | Dining Room 8\1x11\4 |
| Storage 28x18 | |

Listing Presented By:



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