



## 357 ROAD 1 Oliver BC

\$1,099,000

This charming well-maintained character home sits on a flat acreage of highly productive land. Located directly across from the entrance to the largest mall in Oliver, this 2.6 acre property is a unique opportunity for an agricultural business relying on easy access and exposure. It's a prime spot for a winery interested in doing a restaurant, a craft brewery wanting to grow their own hops, a fruit stand, or for a family looking to be more self-sufficient. Over 2 acres of the property is in ground-crop production (leased yr to yr). Large garage/warehouse with dedicated cooler, greenhouse and animal coop. The rancher-style house has a full basement and partial 2nd level. Set back off the street, the home and property are surprisingly private and offer a large carport that doubles as an outdoor living space with a grape-covered pergola attached. Custom-built forno oven is designed for backyard entertaining. Irrigated gardens and fruit trees complete the package.

Living Room 17\5x17\5

Kitchen 14x11

Eating Area 18\2x6\6

Master Bedroom 14\8x10\8

Bedroom 16x11

Bedroom 10\9x9\6

Bedroom 10\6x7\8

3pc Bathroom

4pc Bathroom

Foyer 13\4x6\6

Hobby Room 35\3x10\7

Rec Room 23\1x11\11

Laundry Rm 10\11x8\3

Utility Rm 14\5x6\5

Listing Presented By:



Originally Listed by:  
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