



# 4855 Chute Lake Road Kelowna British Columbia

\$14,900,000

K & V Vineyards (4855 Chute Lake Rd. and 4895 Frost Rd.) is a 40-acre private estate located above Okanagan Lake, just minutes from downtown Kelowna. The property features a stunning European Craftsman residence with 7,442 SF of handcrafted living space, including 5 bedrooms, 6 bathrooms, and numerous custom details, all surrounding a spacious courtyard. An oversized garage and workshop are connected by a breezeway. The second residence is a 3,900 SF rancher with a covered backyard patio, perfect for enjoying sunset views and the natural beauty of the Okanagan. Additional structures include a renovated log cabin and a vintage red barn, adding character to the estate. The fully fenced and irrigated grounds sit on a gentle northwest-facing slope, with rows of vines aligned north-south for optimal sun exposure and mountain breezes, creating excellent growing conditions. The current plantings include 6 acres of Pinot Gris, 5 acres of Riesling, and 4 acres of Pinot Noir, established in May 2025, with plans for future plantings of Chardonnay and additional Pinot Noir. The estate is well-suited for managing and leasing to a reputable winery, offering a rare opportunity to enjoy luxurious living while operating an agricultural enterprise. (id:6769)

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|-------------------------------|-----------------------------|
| Bedroom 16'2" x 12'8"         | Laundry room 14'3" x 14'4"  |
| Full bathroom 12'7" x 11'7"   | Office 14'9" x 15'7"        |
| Bedroom 11'8" x 14'8"         | Full bathroom 15'2" x 15'2" |
| Bedroom 12'5" x 13'2"         | Bedroom 17'5" x 16'10"      |
| Primary Bedroom 16'2" x 14'8" | Living room 22'5" x 20'9"   |
| Wine Cellar 14'11" x 23'11"   | Foyer 11'1" x 12'2"         |
| Full bathroom 21'8" x 16'9"   | Kitchen 21'6" x 7'5"        |
| Recreation room 15'7" x 26'1" | Dining room 20'4" x 14'11"  |
| Partial bathroom 5'7" x 6'4"  | Full bathroom 12'2" x 8'2"  |

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