



# 5403 SNOWBRUSH Street Oliver British Columbia

\$1,497,000

Exceptional 7.6acre VINEYARD located in Oliver BC, the Wine Capital of Canada! STUNNING PANORAMIC VIEWS in every direction. Situated on a hill in a low frost area with all-day sun, it's no surprise this established turnkey vineyard has produced award-winning grapes with approx. 4 acres of Merlot and 1 acre of Malbec. This property offers 5 acres of gentle slope with unrivaled panoramic vistas and opportunity for additional terraced plantings. A modest but spacious 6-bedroom/2 bathroom ranch-style home leads out to an expansive patio area, hot tub with deck & glass rail surround, and sprawling 46' x 32' infinity pool. The detached garage/shop with carport is insulated, contains a kitchen and 3-pce bath, ductless heating/cooling, and has its own 100amp panel, HWT & septic. With little modifications this would make an ideal guest house or staff/employee housing. There is ample parking available including RV parking (behind the garage) with two 30amp hook-ups and sani-dump. The beautifully manicured, irrigated yard has mature landscaping and a few lovely peach trees. Recent extensive infrastructure upgrades. Wired CCTV system with 8 security cameras to protect your investment. The home contains some updates, bring your ideas to transform this home into your dream. Seize this amazing opportunity in the renowned Okanagan Valley. This exceptional vineyard offers a thriving business opportunity for wine enthusiasts and a beautiful place to call home. (id:6769)

Kitchen 25'1" x 11'8"

3pc Bathroom 6'7" x 5'2"

4pc Bathroom 6'7" x 7'5"

Bedroom 13'6" x 10'6"

Bedroom 11'4" x 9'8"

Bedroom 8'11" x 8'

Bedroom 10'4" x 9'

Bedroom 11'7" x 11'1"

Primary Bedroom 18'1" x 14'1"

Foyer 13'6" x 6'1"

Dining room 14' x 12'

Living room 22'11" x 12'

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty

<https://soniamason.com/>



**Royal LePage Locations West Realty**

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