



70 Waterside Road Enderby British Columbia

\$2,395,000

Live the Okanagan dream on this rare 9.14-acre riverfront vineyard estate in the heart of Enderby. With over 500 feet of Shuswap River frontage, breathtaking views of the Enderby Cliffs, and unmatched versatility, this property offers more than just a home--it offers a lifestyle and a business opportunity all in one. The main residence spans 4,500+ sq. ft., featuring 5 bedrooms + den, 3 baths, a chef's kitchen with a commercial gas range, expansive living spaces, and a screened-in patio with outdoor kitchen. A new 36'x40' insulated shop, coverall barn, and fully fenced paddocks make it ideal for horses, cattle, or hobby farming. In addition, a ~2,600 sq. ft. insulated secondary building currently operates as a winery, brewery, and event space--complete with food service facilities, tasting room, and a brand-new covered patio perfect for live music and weddings. This building can also be easily converted into a second full residence, offering multi-generational living or rental options. The land is fully irrigated with 6.5 acres planted to red and white varietals plus abundant fruit trees, asparagus, corn fields, and more--perfect for a farm-to-table venture or farm stand. Buyers also have the opportunity to purchase an established beverage company already distributed in liquor stores across BC, adding tremendous value for those seeking an agri-business expansion. With licences in place, the property is also a lucrative wedding and event destination, offering multiple revenue streams. Whether you're envisioning a private family retreat, a thriving vineyard and event destination, or a legacy estate to build on for generations, this is a turnkey agri-business with expansion potential! (id:6769)

Bedroom 16'5" x 20'5"	Living room 17'7" x 28'10"
Other 23'9" x 8'1"	Dining room 9'5" x 14'4"
Family room 31'11" x 28'5"	Kitchen 15'8" x 14'4"
Bedroom 15'4" x 14'3"	Den 10'4" x 11'9"
Bedroom 15'1" x 14'1"	Other 10'11" x 14'3"
3pc Bathroom 14'7" x 5'9"	Other 6'11" x 11'11"
Bedroom 16'4" x 11'11"	Laundry room 5'6" x 9'11"
Other 13'10" x 3'28"	3pc Bathroom 5'6" x 9'11"



Listing Presented By:

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Other 14'1" x 14'4"

Other 12'11" x 6'5"

Foyer 9'5" x 14'3"