



# 8705 ROAD 22 Road Oliver British Columbia

## \$5,500,000

Welcome to this scenic 12 acre property nestled in the heart of Wine Country, offering a rare combination of comfortable country living and flexible income potential. Whether you're looking for a hobby farm, multi-family homestead, or a property to support a small agri-tourism business, this unique offering is packed with opportunity. The main home is a spacious 4 bedroom, 4.5-bath residence, measuring nearly 5,000 sqft. thoughtfully built for large family living, with generous room sizes and a practical layout that could easily transition into guest accommodations or a bed-and-breakfast. Also on the property is a second 2 bedroom, 2 bath home, perfect for extended family, staff accommodations or a rental. A large 40x65x18-foot shop provides ample room for equipment storage, projects, or a potential home-based business, and includes a self-contained 1 bedroom suite above. The property is well-equipped with 6 full service RV sites & a dedicated shower house with 3 private stalls, ideal for accommodating visitors, workers, or small events. The land itself is as functional as it is beautiful, featuring a pond used for irrigation, a small orchard with an assortment of fruit trees, & a field currently used for hay production. This property offers the best of country life and is truly a one of a kind property that really needs to be seen in person to appreciate its beauty and all it has to offer.

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3pc Ensuite bath 12'2" x 8'11"  
 3pc Ensuite bath 8'9" x 8'7"  
 3pc Ensuite bath 9'2" x 7'11"  
 5pc Ensuite bath 17'3" x 12'6"  
 Bedroom 13'5" x 14'10"  
 Bedroom 20'3" x 20'11"

2pc Bathroom 6'1" x 7'0"  
 Other 23'0" x 23'1"  
 Kitchen 25'7" x 26'11"  
 Laundry room 16'4" x 8'10"  
 Living room 26'5" x 18'9"  
 Office 11'2" x 18'10"

Bedroom 16'9" x 14'1"  
 Primary Bedroom 38'0" x 25'1"

Pantry 11'0" x 6'2"  
 Utility room 6'1" x 12'7"

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