



3320 Bartlett Road Naramata BC

\$1,950,000

Exciting opportunity to own a private, mature acreage steps from Naramata Village on idyllic Bartlett Road.

This 2.56 acre property is currently offered as a sleeve listing contingent to a June 2023 close and/or rent back agreement.

Sellers have owned the property for 30 years and in that time have built a 1740 SqFt 3 bedroom, 3 bathroom 'Viceroy' rancher (1995) with oversized double garage and unfinished basement with 8ft ceilings offering tons of storage. The home has an updated custom kitchen (2012 Creative Millworks) and bathrooms (2012), roof (2021), HVAC, fireplace and AC (2016), and 200 amp service. The build site, perched atop a gentle grade, offers sweeping west facing views of the valley and village. The small holdings zoning allows for a multitude of uses, currently being run as a hobby tree/asparagus/chicken farm, which allows for agricultural status.

Complementing the main house is a 2012 built 2 Bay (845sqft) garage/workshop with separate power, furnace and HWT to accommodate the 1 bedroom + den, 1 bathroom carriage house, currently tenanted at \$1400/month (inc. utilities) on a term lease expiring fall 2022.

Living Room 16'1" x 18'4"

4pc Bath

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13'1&amp;amp;amp;quot;

Laundry 6'4&amp;amp;amp;quot; x

10'6&amp;amp;amp;quot;

2pc Bath

Primary Bedroom 15'2&amp;amp;amp;quot; x

16'11&amp;amp;amp;quot;

4pc Ensuite

Bedroom 11'1&amp;amp;amp;quot; x

11'6&amp;amp;amp;quot;

Bedroom 8'8&amp;amp;amp;quot; x

12'10&amp;amp;amp;quot;

30'3&amp;amp;amp;quot;

Living Room 12'7&amp;amp;amp;quot; x

16'9&amp;amp;amp;quot;

Dining Room 11'11&amp;amp;amp;quot; x

12'2&amp;amp;amp;quot;

Kitchen 8'1&amp;amp;amp;quot; x

15'1&amp;amp;amp;quot;

4pc Bath

Bedroom 11'9&amp;amp;amp;quot; x

11'10&amp;amp;amp;quot;

Den/Bedroom 8' x 11'5&amp;amp;amp;quot;