

# \$2,750,000 - 18606 Highway 97, Osoyoos

MLS® #10347099

**\$2,750,000**

3 Bedroom, 1.00 Bathroom, 1,758 sqft

Single Family on 8.95 Acres

Osoyoos Rural, Osoyoos, British Columbia

Discover this remarkable 8.95-acre vineyard estate situated on the prestigious Golden Mile Bench along the western slopes of Osoyoos Lake valley-Canada's premier wine region. Grapes grown exclusively here receive the coveted Geographical Indication designation on BC VOA wine labels, highlighting the unique quality of this renowned terroir. Recently leased and replanted (2022) by a local farmer, the vineyard features approximately 7.7 acres of premium Cabernet Franc and Merlot varietals. Expertly terraced plateaus offer ideal slopes, exceptional soils, and optimal sun exposure for grape cultivation. Complementing the vineyard is a renovated 3-bedroom farmhouse boasting beautiful lake and valley views, plus a detached workshop. Prime highway frontage and multiple building sites present opportunities for an estate residence or thriving agri-tourism ventures. An additional 1.7-acre parcel east of Highway 97 provides extra visibility and access. A rare investment blending agriculture, location, and natural beauty. (id:6289)

Built in 1931

## Essential Information

Listings #	10347099
Price	\$2,750,000
Bedrooms	3
Bathrooms	1.00



Square Footage	1,758
Acres	8.95
Year Built	1931
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	18606 Highway 97
Subdivision	Osoyoos Rural
City	Osoyoos
Province	British Columbia
Postal Code	V0H1V2

### Amenities

Amenities	Recreation
Features	Irregular lot size, Sloping
Parking Spaces	1
Parking	Attached Garage
# of Garages	1
View	Unknown, Lake view, Mountain view, Valley view, View of water, View (panoramic)

### Interior

Appliances	Range, Refrigerator, Dishwasher, Microwave, Washer & Dryer
Heating	Electric Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

### Exterior

Exterior	Wood siding
Exterior Features	Rolling, Sloping
Roof	Asphalt shingle

### Additional Information

Zoning	Agricultural
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## Listing Details

Listing Office      REMAX Professionals



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