

# \$2,100,000 - 1525 Smethurst Road, Naramata

MLS® #10357353

**\$2,100,000**

2 Bedroom, 3.00 Bathroom, 1,950 sqft

Single Family on 11.37 Acres

Naramata Rural, Naramata, British Columbia

Presenting a truly unique farm property on the Naramata Bench. 12 acres in 2 titles with an exceptional residence and a second home. The main home is a straw bale/log post and beam construction with totally unique design and finishing throughout. The open plan main floor has a true farmhouse feel complimented by high open ceilings featuring a winding staircase to an internal balcony that connects the 2 bedrooms. Cozy up to the wood stove in the winter, knowing that the straw bale walls re keeping that heat in. Take in the private patio off the living room on those warm summer evenings, while the house remains cool without the aid of A/C. The Mexican style kitchen reflects the adobe exterior perfectly. Lots of room in the attached double garage with work areas. The 2nd home is 700 sq ft with conventional 2x8 construction, built in 2017. The acreage is 50% flat and has been a horse farm for 20 years with no chemical treatments on the land. There is a 30gpm well and the entire property is off grid with solar panels and a generator back up. Power is available at the lot line if you want to go on grid. Located on the KVR approx. 4 km south of the little tunnel and close to the Naramata creek falls, this property is an absolute gem for a home with the potential for a business use. The 2 houses are on one parcel which is not in the ALR, the 2nd parcel has no buildings and is in the ALR. (id:6289)

Built in 2007



## Essential Information

Listing #	10357353
Price	\$2,100,000
Bedrooms	2
Bathrooms	3.00
Square Footage	1,950
Acres	11.37
Year Built	2007
Type	Single Family
Sub-Type	Freehold

## Community Information

Address	1525 Smethurst Road
Subdivision	Naramata Rural
City	Naramata
Province	British Columbia
Postal Code	V2A1N0

## Amenities

Parking Spaces	2
Parking	Attached Garage
# of Garages	2

## Interior

Heating	Wood Stove
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	2

## Exterior

Exterior	Stucco
Roof	Unknown

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Royal LePage Locations West
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