

70 Waterside Road, Enderby BC V0E 1V3



North Okanagan Riverfront, Vineyard, and Winery

North Okanagan Riverfront, Vineyard, and Winery - Live the absolute Okanagan Dream; with your own established Winery and tasting room, 6+ acre vineyard, and beautiful 5+bed home, on 9.14 acres with over 500 feet of the Shuswap Riverfront and views to the Enderby Cliffs. The southern exposure and the insulating properties of the river create the perfect microclimate to produce quality varieties like; Siegerrebe, Marechal Foch, Pino Gris, Pino Noir, Gewurztraminer, and Ortega grapes. With available contract growers in the area, production of the already popular wine brands can be expanded as demand increases, through the nearly 100 outlets, selling Waterside wines. The bright, family home with maple hardwood throughout features a beautiful gourmet kitchen that opens to the massive screened-in porch, with a summer kitchen, overlooking the river. The master suite and ensuite bath, have large windows to take in the views and the cozy living room, with a wood-burning fireplace, is the perfect place to gather on a cool winter day. Upstairs you will find 4 more huge bedrooms, another bath, and a family room for the kids to hang out. The separate winery/tasting room building includes all equipment and furnishings and will now have food service. Loads of parking plus, 4 separate campsites for overnight guests. The property is also home to a dozen sheep and some chickens and has a cute barn for them to call home. For a lifestyle change that you can only dream of, here is that opportunity!!





Specifications

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| MLS® # 10232932 | Neighborhood Vernon |
| Year Built 1997/Actual | Zoning NU/ALR |
| Lot Size 9.14 acres | Lot Frontage 650 |
| Lot Depth 950 | Home Size |
| Total Square Footage 4100 sq. ft. | Main Level 2270 sq. ft. |
| Upper Level 1830 sq. ft. | Bedrooms 5 |
| Bathrooms 3 | Taxes \$4,939/2020 |
| Services Services Available, Hydro, Telecommunications, Shaw Cable, Septic, Well Water | |



Features

THE PROPERTY

- Very private yet so accessible! This 9.14—acre property is located just a minute off the main highway on a quiet country road with 500 ft of Shuswap river as the border!
- A most picturesque setting with a view of the Enderby Cliffs!
- The southern exposure and the insulating properties of the river create the perfect microclimate for the approximately 6 acres producing Siegerrebe, Marechal Foch, Pino Gris, Pino Noir, Gewurztraminer, and Ortega grapes.
- Irrigation system:
- Beautifully maintained grounds connect the home and buildings.
- A charming replica of a covered bridge frames the walkway to the river
- PLUS:
- 4 separate campsites for overnight guests.
- Fenced pasture area and classic red barn and outbuildings - currently home to a dozen sheep and some chickens!
- Garden area with raised beds

THE HOME

- This spacious home is built in a gracious, traditional style starting with an amazing screened porch complete with a summer kitchen and a view of the river! Classic two-story style offers a great division of space with the master suite on the quiet side of the main level and four spacious children/guest rooms off the upper-level family room!
- Numerous panned, French doors bring a formal elegance to the rooms, all connected with maple hardwood floors, quality trim, and finishing, classic lighting fixtures, and transom windows
- Stucco exterior and asphalt shingle roof
- The electric heating system provides separate room controls
- Attached twin a door double garage with
- Security system. Hot tub. Custom window coverings

MAIN LEVEL

- Gracious main foyer plus a convenient family entrance via mudroom off the garage.
- The gourmet kitchen opens to the massive screened-in porch for fabulous river-view dining and entertaining!
- Tiled floors and backsplash, 6 burner gas range, twin door pantry, 3 doors stainless fridge, and a 16ft island that is the perfect 'gathering' place
- Generous dining area opens the screened porch
- The master suite offers a wall of windows for the view, access to the screened porch, and a walk-in closet!
- The ensuite offers the same amazing view for the soaker tub! Separate tiled shower and antique style vanity.
- Second bedroom currently serving as the office and full bath with tub/shower
- Twin French door opens to the elegant living room with a real wood-burning fireplace to warm your cooler days.
- Laundry room with sink and storage
- The stairway to the upper level splits to form two wings! The left-wing offers a large landing with two spacious, quiet bedrooms! The right wing features a large family room with a gas fireplace and great corners for play and activities!
- Two more bedrooms open off the family room that features huge walk-in closets!
- Bath with shower accessible from both wings

THE WINERY

- Fully equipped and furnished, with charming tasting room and store! Glass sliding doors connect to covered and open outside guest areas. Full set up for food services as well!
- Lots of guest parking, outdoor gathering areas



- With available contract growers in the area, production of the already popular wine brands can be expanded as demand
- increases, through the nearly 100 outlets, selling Waterside wines



