

FOR SALE



Don Munro
604-817-7338

2605 Highway 3, KEREMOES, BC

9.331 ACRES



About Keremeos

Keremeos is a village in the Southern Interior of British Columbia.

Keremeos' main industries are horticulture, agriculture, ranching and wine making, among others. Fruit stands are also a major component of the local economy, making it the self-titled "fruit stand capital of Canada" All sorts of soft fruits, apples, cherries, peaches, etc. and vegetables are grown in the South Similkameen's dry warm climate, and vineyards and wineries are quickly being added as the valley's wine-growing potential is being recognized. There are currently some 19 wineries located in the area.

Area attractions include Cathedral Provincial Park, the Red Bridge, the Keremeos Columns, the Keremeos Grist Mill, excellent fishing in area lakes and rivers, Apex Mountain Resort, Twin Lakes Golf Resort, Spotted Lake, the Hedley Mining Museum and the Mascot Mine.

Keremeos has a semi-arid climate with cool but short winters and hot, dry summers. Precipitation is low at 323 millimetres (13 in) and evenly distributed throughout the year.

Highway 3 which passes through the valley provides ongoing traffic flow through the valley,

Address: 2605 Highway 3

Legal: Lot 66 District Lot 110
Similkameen Division Yale
District Plan 301 Except Plan
H11

PID: 012-388-092

Taxes: \$1,182.30 (2018)

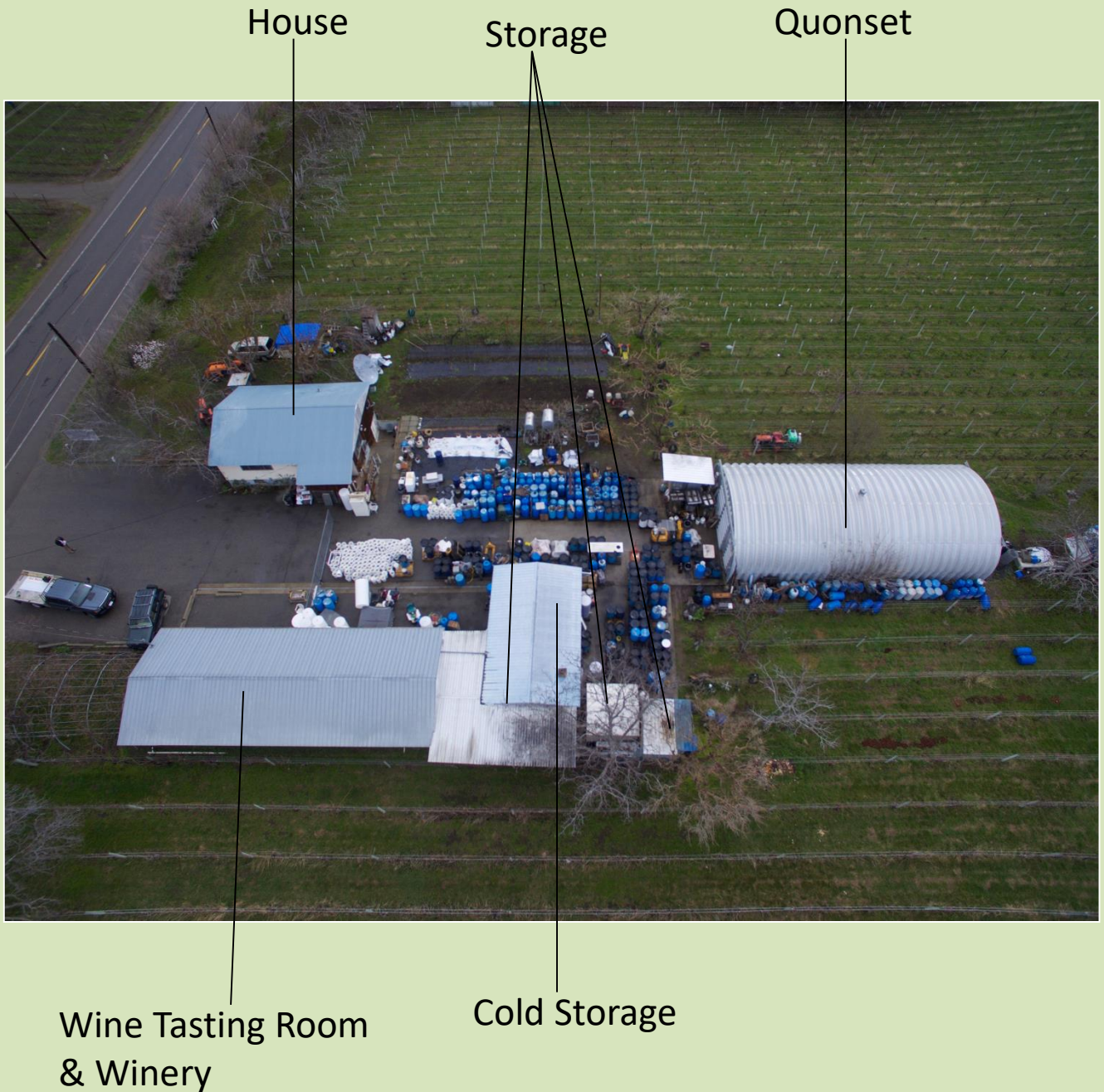
Garbage: \$150.00 per year

Lot Size: 9.331 Acres

Zoning: None

Price: \$1,100,000.00

Property Overview



- Site is a generally level site with easy access from the road on the north
- Established vineyard and reported as one of the oldest in the region

Residence



- +/- 45 year old wood framed home with corrugated metal roof
- +/- 1610 Sq. Ft., 2 Bedroom Home
- Natural Gas Forced Air Heating
- Vinyl Flooring Throughout
- Septic
- Mountain Views



Wine Tasting Room



- +/- 278.8 Sq. Ft. with Stand Up Bar
- +/- 8 – 9' Ceiling Height



Storage



- +/- 1,800 Sq. Ft. Quonset Building
- Single Room with a concrete apron on the north side

Vineyard



- Classified as Class 2 and a small section is Class 5 (NW Corner)
- 8 Acres planted with a variety of varietals including; Tokay, Perle of Csbade, Chaunac, Verdelet, Clinton, Interlaken, American Labrusca, Merlot, Gamay, Pinot Noir and Pinot Gris
- Municipal Overhead Irrigation

Subject Property



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