

Winery, Distillery, and Event Venue

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NOTHING COMPARES

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3387 Tolmie Road Abbotsford, BC

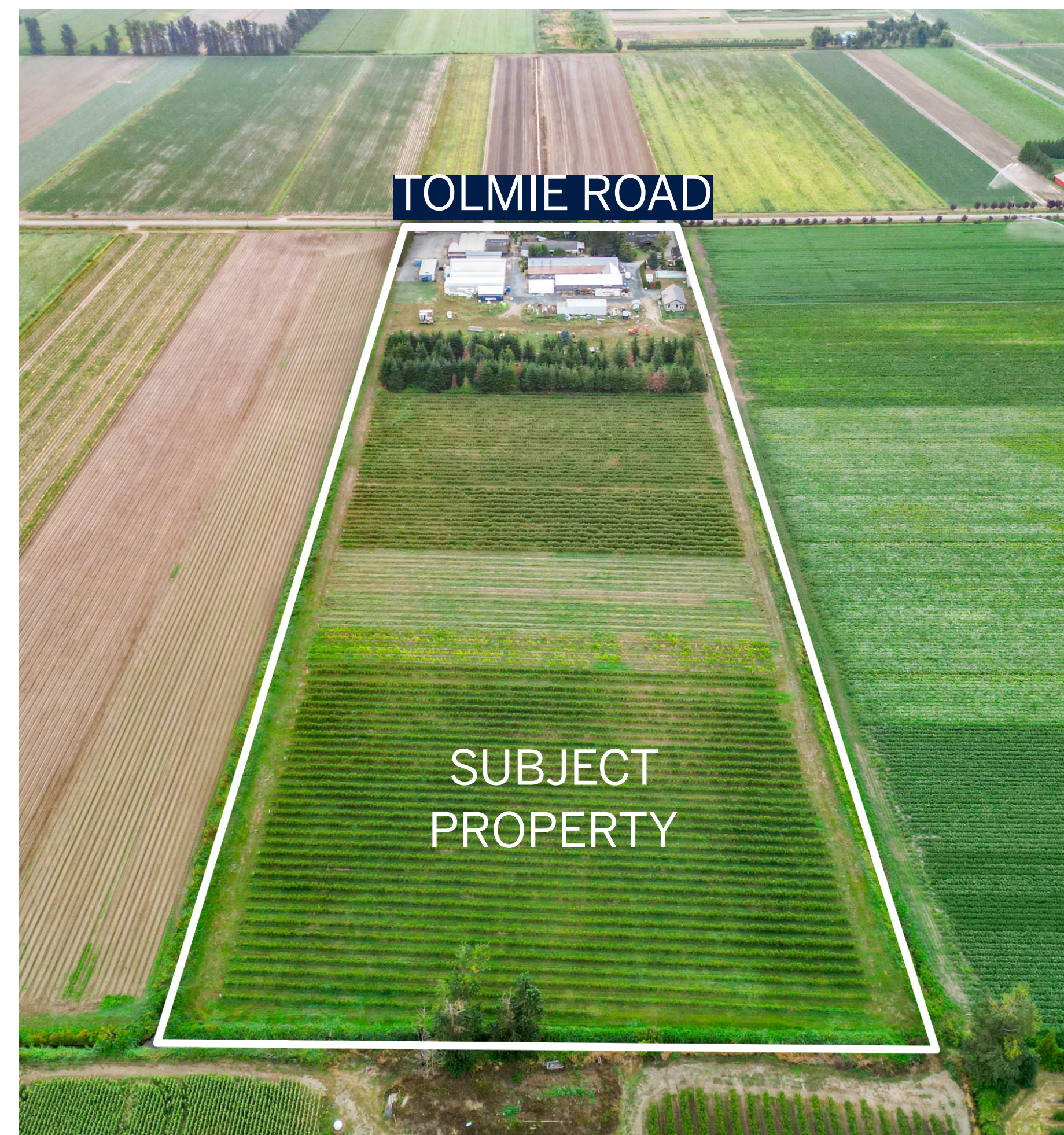
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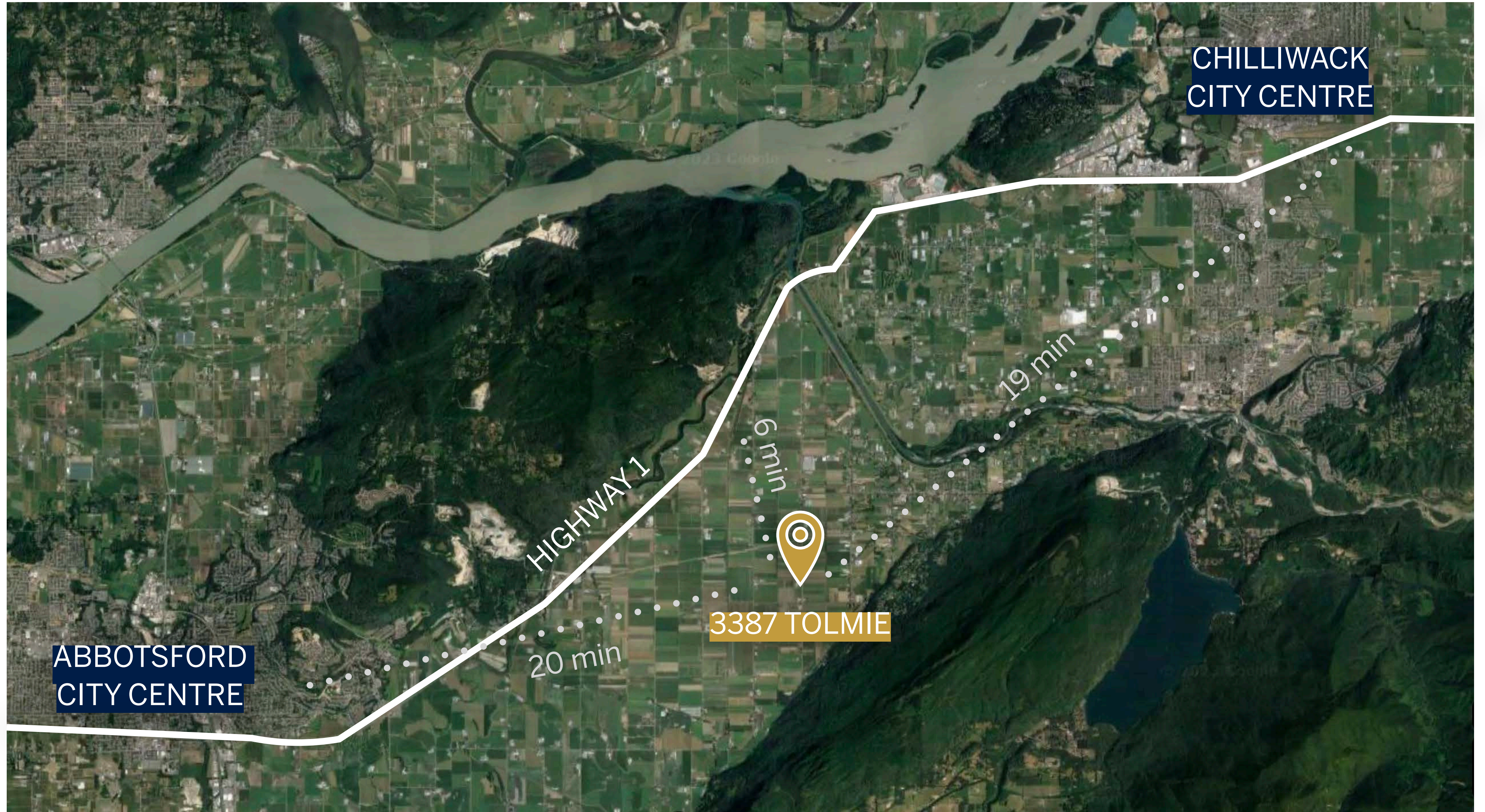
PROPERTY SIZE 20.00 acres

ZONING A-2

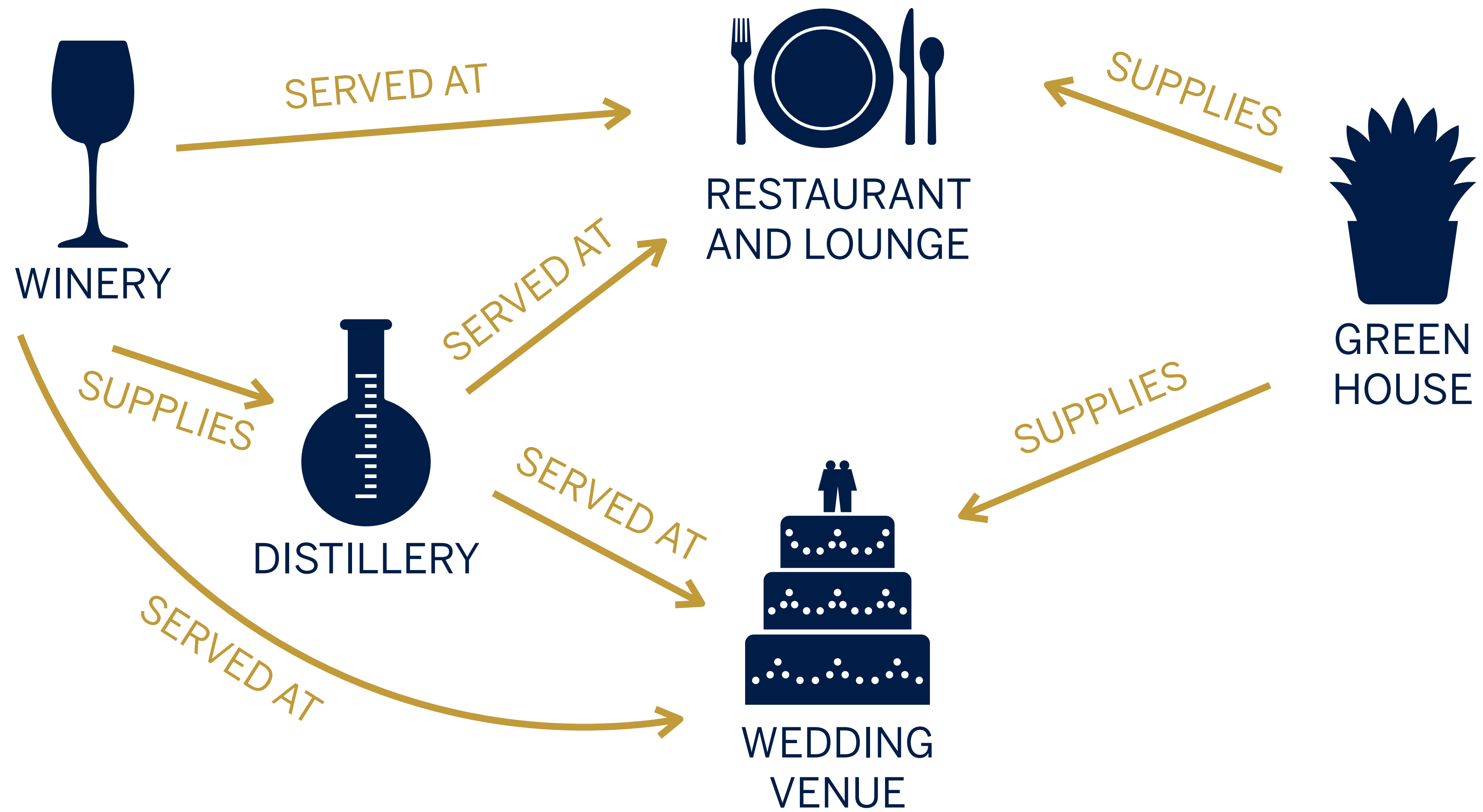
IN ALR Yes

Presenting an enchanting oasis nestled amidst the serene countryside of the Sumas Prairie — an exceptional 20-acre fruit farm where dreams come true and memories are made. 3387 Tolmie Road is home to five unique, interconnected, businesses and income streams carefully developed over the past 42 years: Ripples Estate Winery, New Wave Distilling, the Secret Garden wedding and event venue, a lounge/restaurant, and a greenhouse operation.

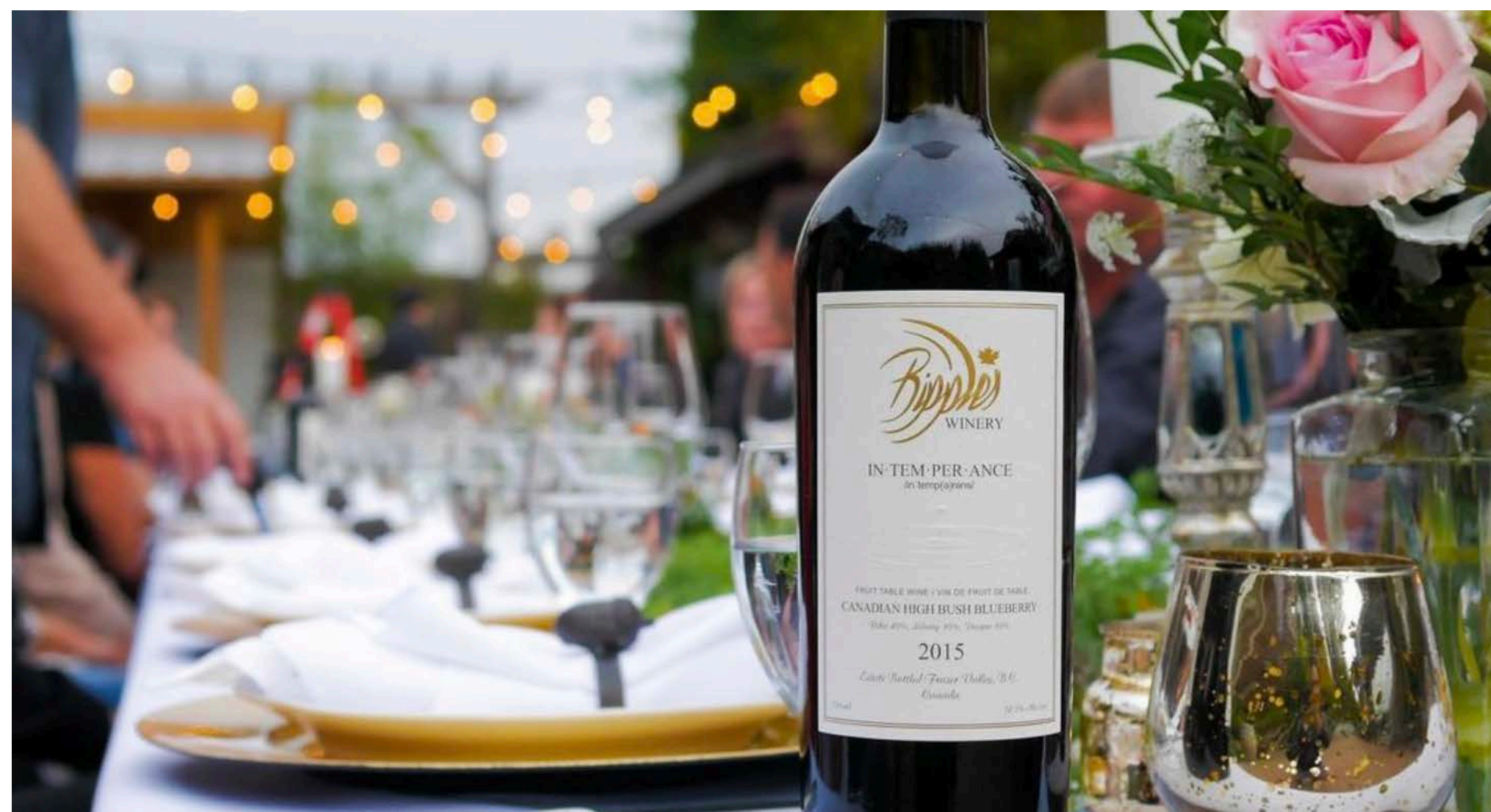




The Businesses



Ripples Estate Winery



Ripples Estate Winery produces delicious blueberry and wine grape wines. Established in 2015, the winery processes all of the fruit grown on the property. The wines are sold direct-to-consumer through the 1,200 square foot on-site tasting room/sales center, in the restaurant/lounge, and at events in the Secret Garden. The



winery has a land-based manufacturing license. Ripples utilizes a 5,000 square foot production building on the property. The fruit on the farm used in wine production is supplemented by purchased BC grapes and BC bulk wine. The winery has a well-developed brand and an Instagram page with over 8,500 followers.

New Wave Distilling



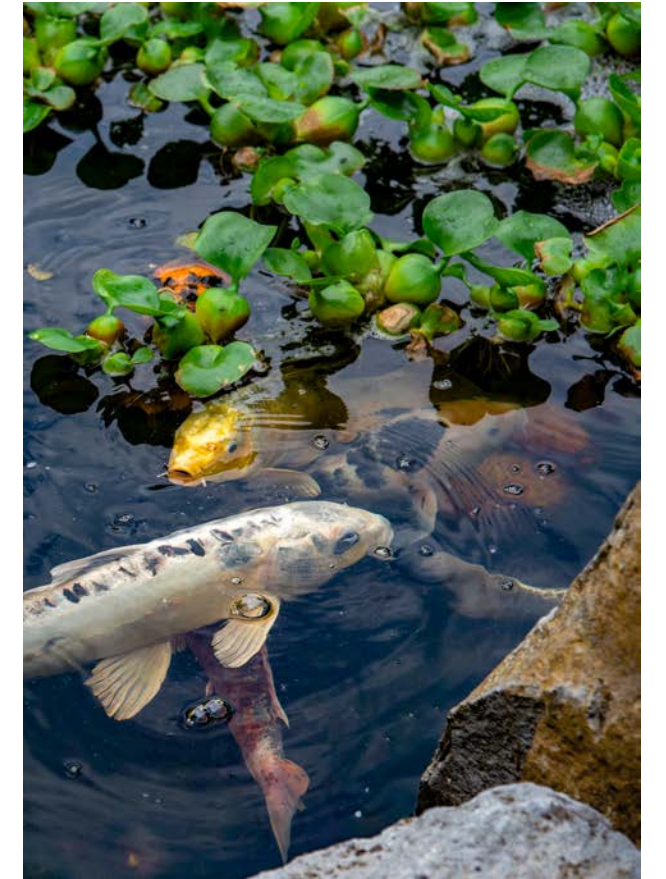
New Wave Distilling produces craft, award-winning spirits from the organically grown blueberries on the property and excess products from the wine production. Established in 2018, the interconnected nature of the winery and distillery means that New Wave produces spirits with minimal input costs. The distillery shares the 5,000 square foot production building with the winery. Their products range from their exceptionally smooth



“Illusion Vodka” to their “Disillusion Gin” to exotic Liqueurs like their “Bride’s Tears Spirit”. The New Wave Distillery brand has over 15 excellently designed labels and 3,888 followers on its standalone Instagram page. Sales primarily occur through the on-site tasting room shared with the winery, at the on-site restaurant/lounge, and at on-site Secret Garden events.

The Secret Garden Wedding Venue

Set among the enchanting lush gardens, Koi Pond, and impeccable landscaping of the property, the Secret Garden is a highly successful and profitable wedding and event venue. With a Special Event Area endorsement licensed for 150 guests, the Secret Garden is the primary income stream of the property. Established in 2010, this unique event venue is able to hold an unlimited number of events - a great contrast from the typical maximum of 10 events on Agricultural Land Reserve properties. The Secret Garden typically hosts 75 weddings each summer and additional events throughout the winter months.



The Secret Garden venue is located underneath a 4,500 square foot tent elegantly set with flourishing tropical plants, water features, dazzling chandeliers, a bar for liquor service, and distinguished table settings. An adjacent meadow beside the Koi Pond hosts wedding ceremonies outdoors in an idyllic setting. This popular venue has over 3,800 followers on its standalone Instagram page and is currently booking weddings into 2025.

The Restaurant at Ripples



Operating under the brand of Ripples Estate Winery, the restaurant and cocktail lounge is the newest addition to the property's businesses. Licensed in 2020, the covered-patio lounge seats 30 guests and an additional 80 guests may be seated in the garden area. An Airstream mobile kitchen (approved and inspected by Fraser Health)



provides foodservice. The lounge is known for its whimsical cocktails that use New Wave Distilling's product range and Ripples Wine for their popular creations. The Lounge and Restaurant offers an oasis for guests to enjoy great food and wine and relax amidst a beautiful setting.

Greenhouse Operation (formerly Woodbridge Ponds)



Operating since 2000, the Greenhouse operation on the property is the longest-running current revenue source of the farm. The Greenhouses grow both tropical plants and pond plants. Originally operating as Woodbridge Ponds as a retail nursery and pond supply, the Greenhouse has transitioned into operating as a wholesale plant provider. The



Greenhouse also supports the Secret Garden venue and Cocktail Lounge/Restaurant by providing the many thriving plants that establish the ambience of both businesses settings. The plants provided by the Greenhouse are essential for the appeal of the Secret Garden as a venue and create the unique environment at all times of the year.

Crops



12 acres of the spectacular property are planted with the blueberries and wine grapes used by the businesses. The 10 acres of mature blueberry bushes include the varieties Reka, Liberty, and Draper. The 2 acres of wine grapes (required for the land-based winery license) include Pinot Gris, Ortega, Riesling, Gewurztraminer, and Bacchus. The required amount of wine from the property is produced each year. The blueberries have dual-line automatic drip irrigation.



ACRES PLANTED (BLUEBERRIES) 10.00

VARIETALS Reka, Liberty, Draper

ACRES PLANTED (GRAPES) 2.00

VARIETALS Riesling, Ortega, Gewurtztraminer, Pinot Gris, Bacchus

Estate Houses



PRIMARY RESIDENCE SIZE 3,500 ft²

PRIMARY RESIDENCE BEDROOMS 5

PRIMARY RESIDENCE BATHROOMS 4

SECONDARY RESIDENCE SIZE 1,800 ft²

SECONDARY RESIDENCE BEDROOMS 2

SECONDARY RESIDENCE BATHROOMS 2



The property has two residences, a garage, and an in-ground pool. Built in 1996, the principal residence was newly renovated in 2021 and has brand-new professional-grade appliances. The secondary residence was built in 2017 and has in-floor heating and a high-end kitchen with professional grade appliances. Both homes provide elegant living amidst the property's beautiful countryside setting.

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