

Vineyard Estate Property

Sotheby's | Canada
INTERNATIONAL REALTY

1580 CHAPMAN ROAD, OKANAGAN FALLS | BRITISH COLUMBIA

Court-ordered sale of a 38 acre vineyard estate planted with Pinot Noir and Pinot Gris

Presented by Nicole Eastman PREC* and Paul Hague PREC*





Other structure

Estate House

Shed

Vineyard

THROUGH ROAD

CHAPMAN ROAD

Approximate Property Lines, Must Be Verified By Buyer

Offer Guide

The lenders make no representations or warranties as to the inclusion of any fixtures or chattel on the property or the condition of structures, vines, and any other fixtures on the property Property is sold as-is, where-is. All offers must be “Subject to approval by the Supreme Court of British Columbia”, offers cannot be taken into court with any other conditions. Buyers must complete all of their own due diligence as sellers make no representations.

SELLERS

- Farm Credit Canada and First West Credit Union

PLEASE INCLUDE WITH OFFER

- Schedule A
- Team Disclosure
- Property Non-Disclosure Statement

DATES

- Completion must be “X days after court approval”
- Possession and Adjustment must be “one day after completion”
- Please leave offer open for 2 business days

TENANCY

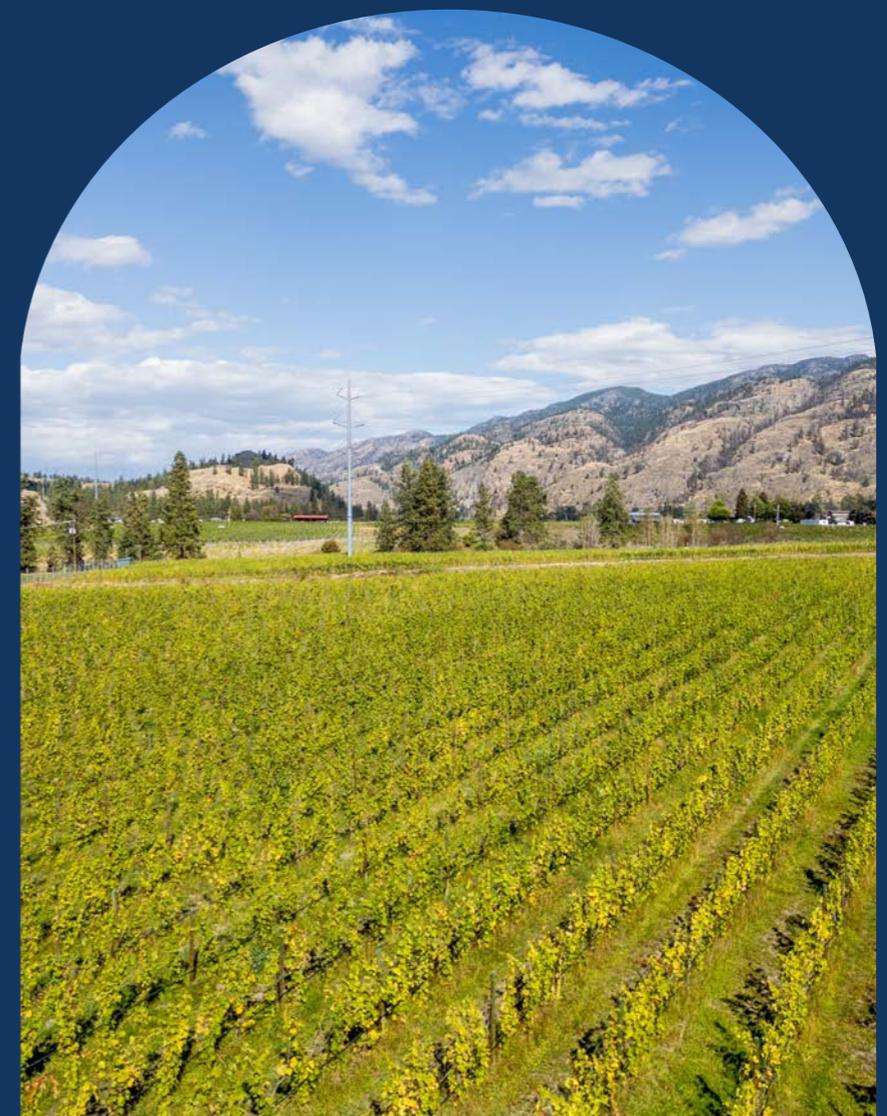
- Vacant possession possible, Residential Tenancy Act does **not** apply
- If wish to keep Tenants, Tenants willing to manage vineyard under contract

OTHER TERMS

- Rescission period does not apply for court-ordered sale

DEPOSIT

- Must be at least 5% (higher deposit preferred) and held in Trust by the Buyer’s brokerage or legal counsel in order for court date to be set



1580 Chapman Road Okanagan Falls, BC VoH 1R1

Presenting a rare opportunity to acquire a substantial 38 acre vineyard estate in the heart of the South Okanagan. Set within a favourable microclimate, 26.5 acres were planted in 2018 with premium varietals, including 18.89 acres of Pinot Noir and 7.65 acres of Pinot Gris. The scale and composition of plantings offer meaningful production potential, well suited to support an existing winery or to establish a new label focused on estate-grown fruit.

The 3,500 square foot residence is privately positioned on an elevated bench overlooking orderly rows of vines and expansive valley skies. Designed as a rancher with walk-out basement, the home allows for extended family living, guest accommodation, or staff housing. The main level features an open-concept great room, spacious kitchen with granite counters, vaulted ceilings in the living area, and a primary bedroom suite.

PID 003-466-329

LEGAL DESCRIPTION LOT A DISTRICT LOT 466 SIMILKAMEEN DIVISION YALE DISTRICT PLAN 32424

PROPERTY SIZE 38.34 acres

ESTATE HOUSE SIZE 3,534* ft²

ESTATE HOUSE YEAR BUILT 1983

WATER Two unlicensed wells

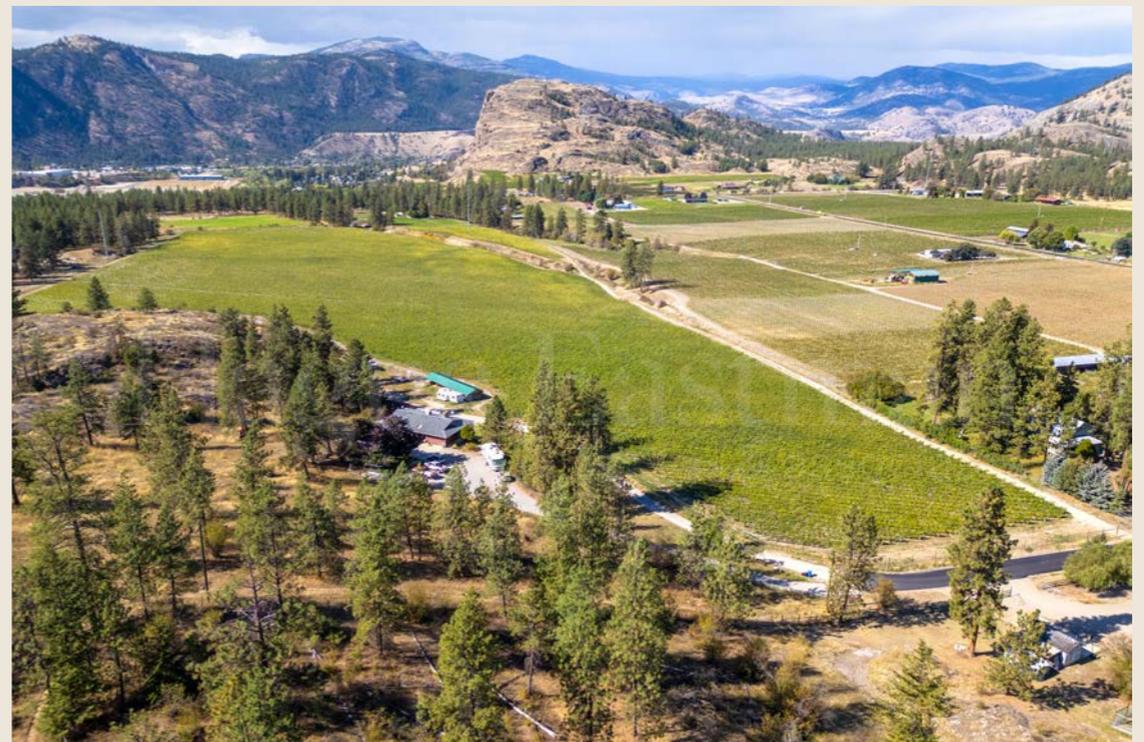
SEWER Septic

ZONING AG1 (in ALR)

ENCUMBRANCES ON TITLE Easement for road access to neighbouring Lot B, Right of Way for power lines/poles, easement for water well for neighbouring property

PLANTED VINEYARD 26.5 acres

VARIETALS PLANTED Pinot Noir and Pinot Gris



*All building measurements are approximate and must be verified by the Buyer before subject removal.

1580 CHAPMAN ROAD VINEYARD



1580 CHAPMAN ROAD ESTATE HOUSE EXTERIOR



1580 CHAPMAN ROAD ESTATE HOUSE INTERIOR



1580 CHAPMAN ROAD OTHER STRUCTURES



Okanagan Falls



Okanagan Falls is a charming small community on the southern tip of Skaha Lake in British Columbia's scenic South Okanagan, known for its mild climate, outdoor recreation, and relaxed small-town character. The region offers a mix of lakeside beaches, dramatic bluffs, and nature trails that draw visitors for hiking, cycling, and birdwatching. Its combination of natural beauty and local culture makes it a popular destination for both residents and travellers.

Okanagan Falls sits within the Okanagan Valley's designated sub-Geographical Indication (Sub-GI). It's especially noted for high-quality Burgundian varietals such as Pinot Noir, Chardonnay, and Pinot Gris, with boutique wineries and tasting rooms offering distinctive, terroir-driven wines.

The community is easily accessible by road along Highway 97, about a 20-minute drive south from Penticton, placing it between Kelowna and Oliver in the heart of the Okanagan wine country.

OKANAGAN FALLS

2,266

POPULATION

52.1

AVERAGE AGE

\$69k

AVERAGE INCOME

Okanagan Falls Wine Region

Okanagan Falls is one of the Okanagan Valley's officially designated sub-Geographical Indications (Sub-GIs), recognized for its distinct terroir and consistent wine quality. The region benefits from a unique microclimate shaped by Skaha Lake to the north and Vaseux Lake to the south, which moderate temperatures and extend the growing season. Warm daytime heat allows grapes to fully ripen, while cool evenings preserve acidity and structure, producing balanced, expressive wines.

Okanagan Falls is particularly celebrated for Burgundian varietals, with Pinot Noir and Chardonnay considered flagship grapes of the area. It is also known for Pinot Gris, Gewürztraminer, and increasingly compelling Merlot and Cabernet Franc from warmer vineyard sites.

The area's mix of boutique, family-owned wineries and carefully managed vineyards has earned it a reputation for terroir-driven, small-lot wines with strong regional character.

12

WINERIES

~400

PLANTED ACRES

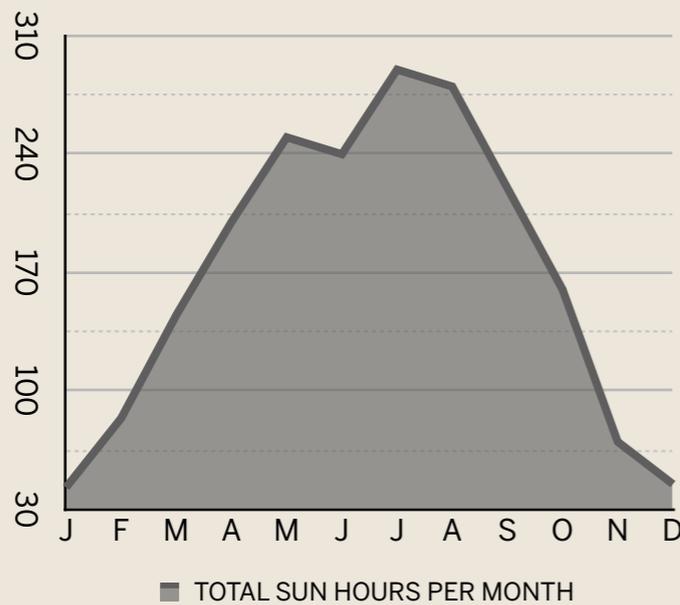
1,639

AVG GROWING DEGREE DAYS

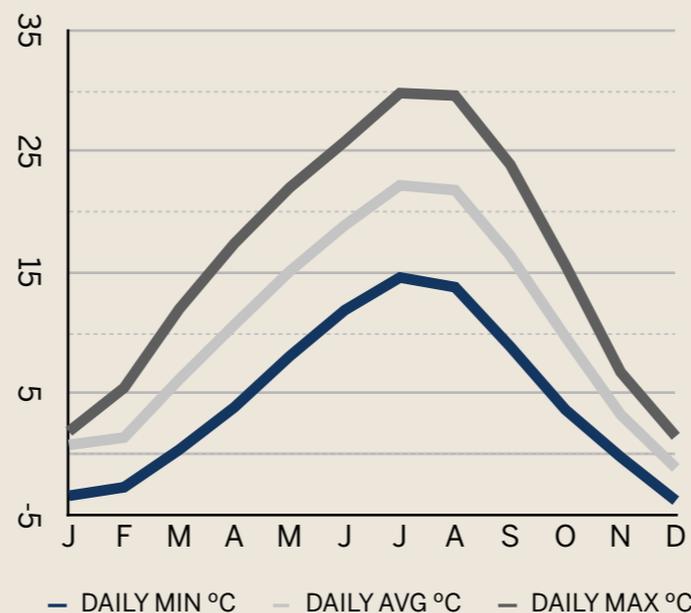
1971

YEAR VINES FIRST PLANTED

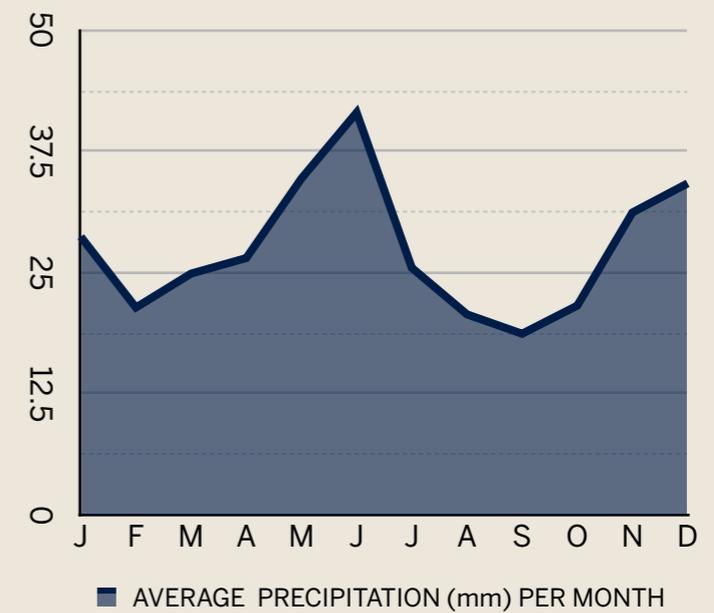
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL



British Columbia Wine Regions



Vineyard Foreclosure in Okanagan Falls, BC

PLEASE DIRECT INQUIRIES TO



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