

Garnet Valley Ranch

Sotheby's | Canada
INTERNATIONAL REALTY

26405 GARNET VALLEY ROAD, SUMMERLAND | BRITISH COLUMBIA

Large estate ranch with vineyard, winery, organic farm, pond, and staff housing

Presented by Nicole Eastman PREC* and Paul Hague PREC*



The Opportunity

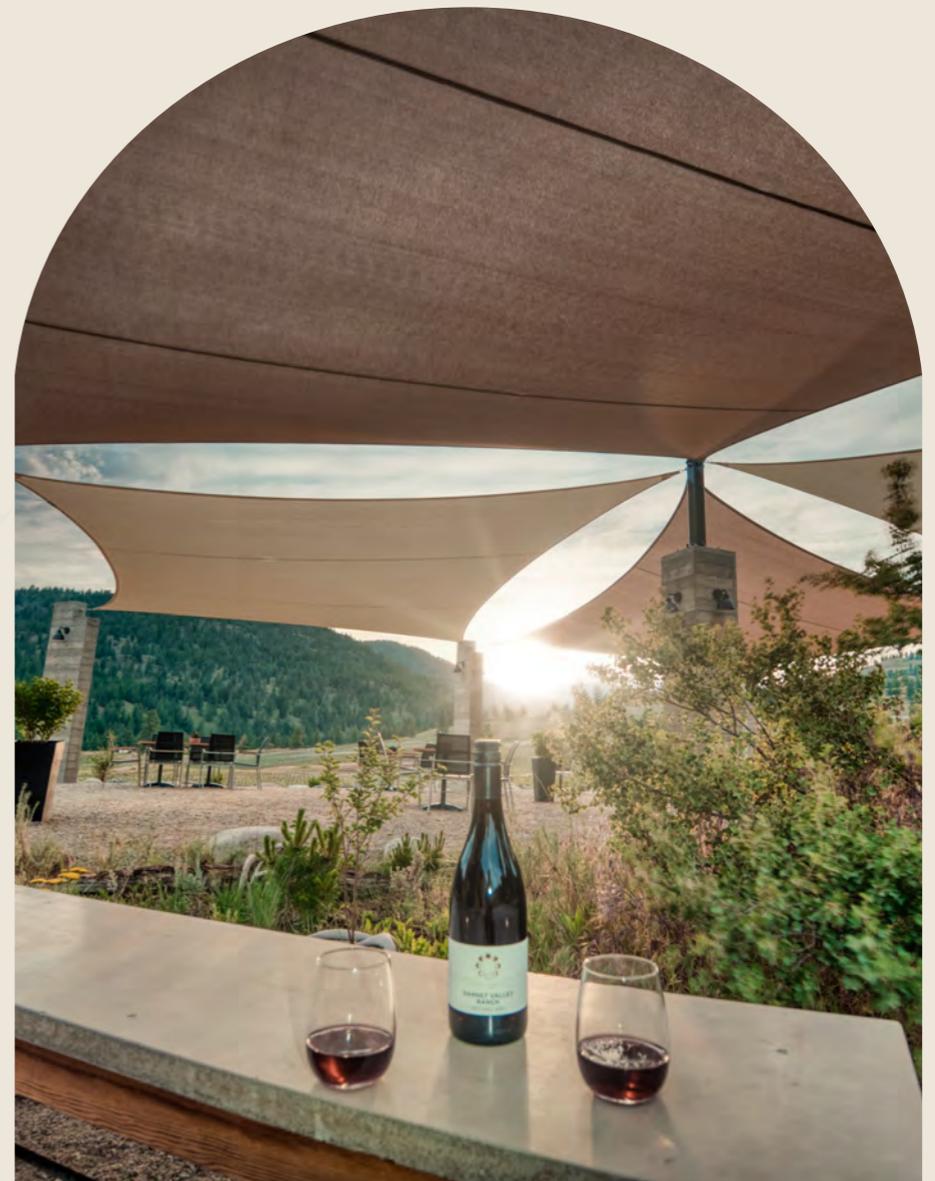
Where vineyard meets wilderness, Garnet Valley Ranch unfolds across 312 acres of certified organic land in the heart of the Okanagan Valley — a rare estate where cultivated vines and untouched landscape exist in quiet harmony. Crafted for those who value beauty, privacy, and enduring legacy, it offers an extraordinary canvas for a life rooted in wine, nature, and timeless stewardship.

Hague Eastman & associates

The offering consists of the following components

- 1. Property**
A 312 acre estate property
Offered at \$14,900,000
- 2. Business Assets**
All equipment, the Garnet Valley Ranch brand, and licenses
Negotiable inclusion with property
- 3. Inventory**
Inventory value varies, available if desired
Negotiable inclusion with property

Offered at \$14,900,000 plus business assets





[Click to view video
tour of property](#)

A living masterpiece in the Okanagan Valley.

Where vineyard meets wilderness, Garnet Valley Ranch rises as a living masterpiece of scale, beauty, and intention.

Spanning 312 acres of certified organic land, this rare Okanagan estate weaves together vines and lavender fields, shrub-steppe grasslands, restored ponds, wildlife corridors, and sweeping valley views. It is a place where heritage and innovation converge — crafted for ultra-premium wine, shaped for enduring stewardship, and destined to become one of Canada's most extraordinary vineyard legacies.

PROPERTY SIZE 312 acres

AREA FARMED 52.11 acres

ADDITIONAL AREA FARMABLE 31 acres

WINE PRODUCTION Off-site

GUEST CENTRE SIZE 1,500* ft² plus 2,500 ft²
panoramic view patio

ESTATE HOUSE SIZE 2,660* ft²

PROPERTY FEATURES Estate house (log home),
farm worker accommodation, the “outlook”
guest centre, workshop

BRAND Garnet Valley Ranch Winery brand



The Property

PID 001-524-828

LEGAL DESCRIPTION District Lot 3195 Osoyoos Division Yale
District Except Plan 30384

PROPERTY SIZE 312 acres

STRUCTURES Estate house, winery building, event space,
workshop and storage, washroom facility, and pump house

ESTATE HOUSE SIZE 2,660 ft²

ESTATE HOUSE YEAR BUILT 1990

LOG STAFF HOUSING SIZE 2,147 ft²

STAFF HOUSING YEAR BUILT 1990, expanded 2020

WORKSHOP SIZE 1,500 ft²

WORKSHOP YEAR BUILT 2018

“THE OUTLOOK” GUEST CENTRE SIZE 1,500 ft²

THE OUTLOOK YEAR BUILT 2022

THE OUTLOOK CAPACITY 30 people

ZONING A2 (Agricultural Large Acreage), FG (Forest Grazing)

PLANTED VINEYARD ON PROPERTY 43.6 acres

VARIETALS PLANTED Pinot Noir, Chardonnay, Chenin Blanc,
Riesling, Gamay Noir, Pinot Meunier (see varietal map)

SEWER Three septic systems and fields

WATER/IRRIGATION 6 inch irrigation and 1 inch domestic
connections to Summerland water utility

POND 0.25 acre pond, dock, windmill, and stocked with trout



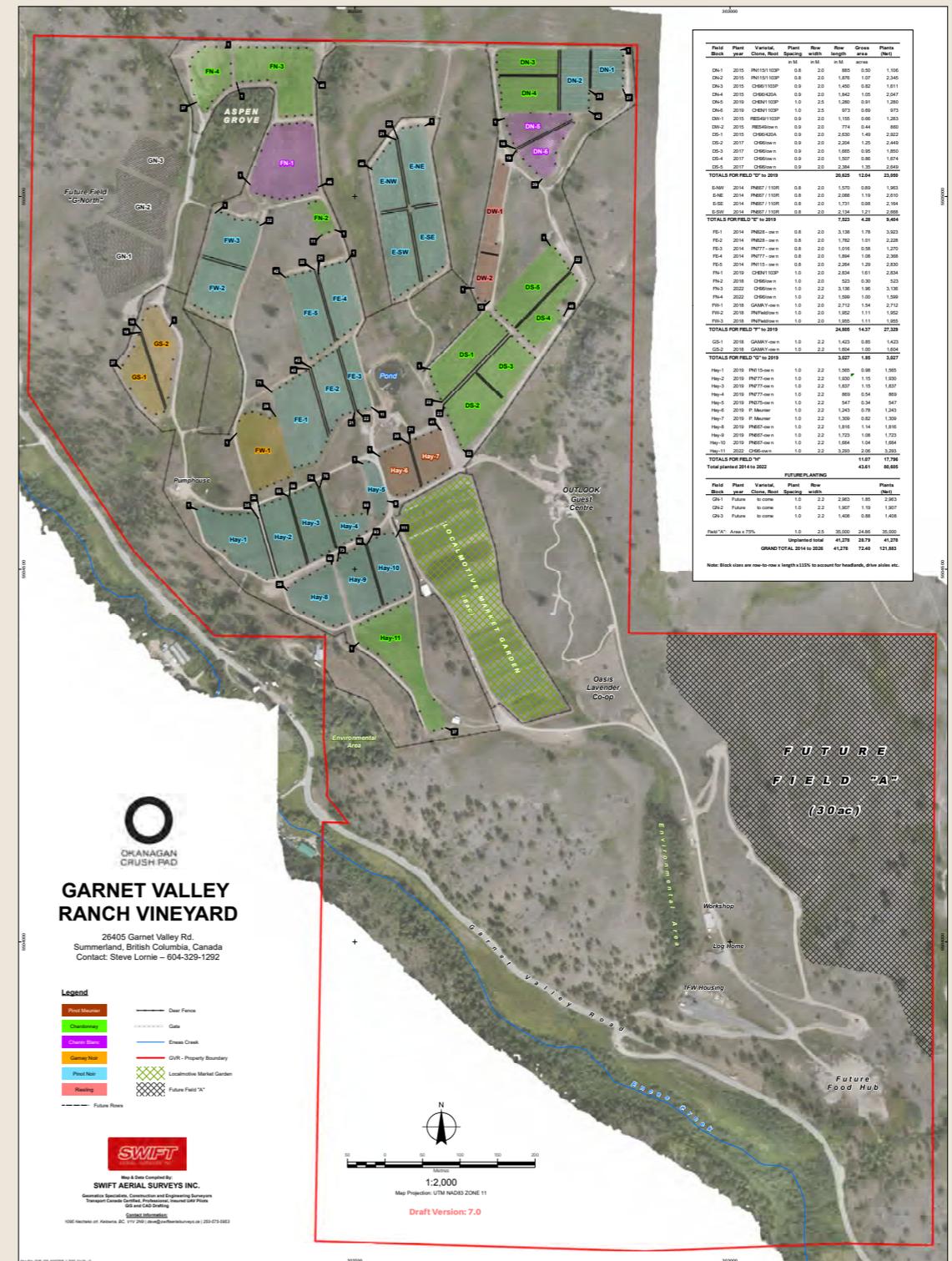
Vineyard and Agricultural Estate

Vineyard planting began in 2014, guided by precision viticulture and an uncompromising commitment to quality.

Today, the estate comprises:

- **28.65 acres planted** to Pinot Noir, Gamay, Chardonnay, and Riesling
- **14.96 acres prepared** for immediate planting
- **31 additional acres identified as plantable**
- **8.5 acres of certified organic vegetables and lavender fields**

The land has been carefully cultivated to balance production with biodiversity, creating both agricultural excellence and agritourism potential. Each block has been positioned to optimize sun exposure, airflow, and terroir expression — establishing a foundation for wines of distinction.

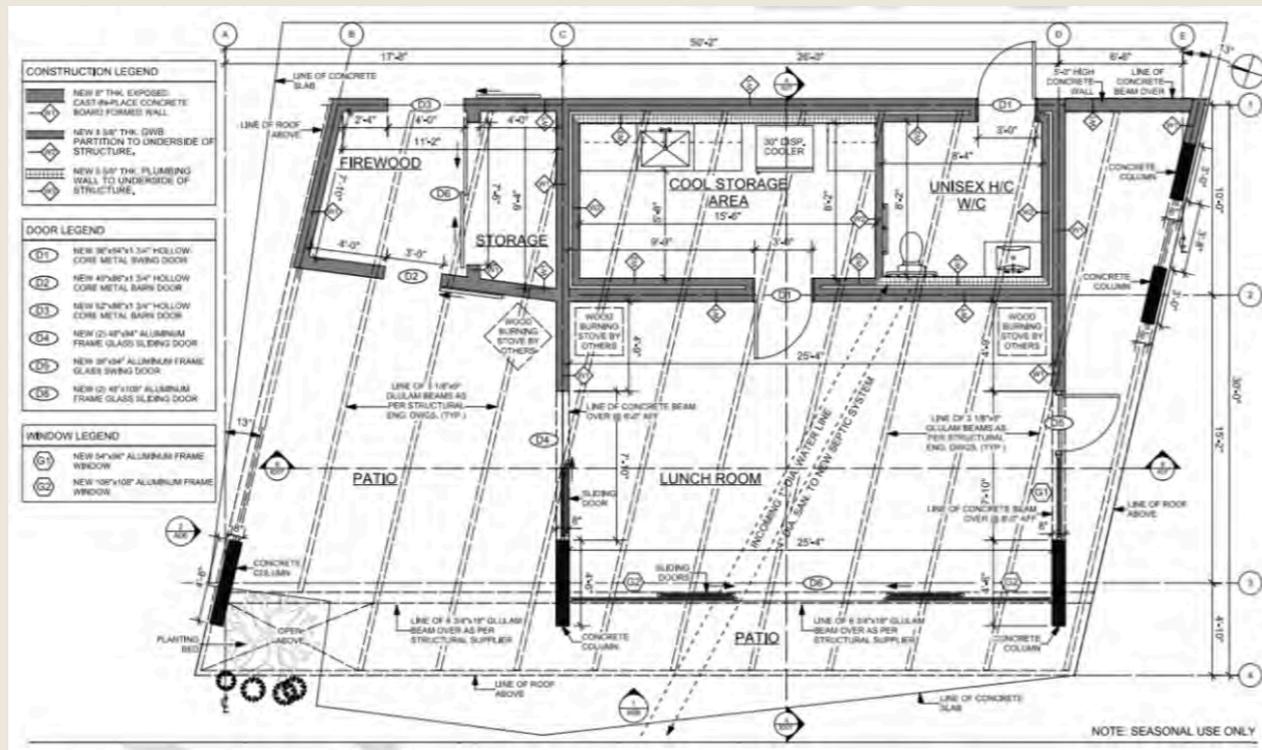


The Outlook Guest Centre

At the heart of the estate stands **The Outlook**, a striking tasting room and guest centre completed in 2022.

- 1,500 sq. ft. indoor hospitality space
- 2,500 sq. ft. panoramic patio
- Sweeping views across vineyards and preserved natural landscape

Designed for intimate tastings, curated events, and larger gatherings, The Outlook positions Garnet Valley Ranch as both a premium wine destination and an experiential estate of scale.



THE OUTLOOK EXTERIOR



PRIVATE AND CONFIDENTIAL

Hague Eastman
& associates

THE OUTLOOK EXTERIOR AND PATIO



THE OUTLOOK EXTERIOR



PRIVATE AND CONFIDENTIAL

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THE OUTLOOK EXTERIOR AND PATIO



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THE OUTLOOK INTERIOR



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THE OUTLOOK INTERIOR



PRIVATE AND CONFIDENTIAL

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Estate Infrastructure

Beyond the vineyards, the ranch is thoughtfully equipped for both lifestyle and operations:

- 2,660 ft² log residence
- 7.8 acres leased on annual lease as hayfield
- Temporary farm worker housing
- Workshop and barn
- RV sites
- Pavilion overlooking a restored pond
- Extensive internal roads and trail systems

With **229 acres remaining undeveloped**, the property offers extraordinary flexibility — whether for vineyard expansion, hospitality growth, conservation initiatives, or private retreat development.

The property holds a **wine manufacturing license**, providing the framework for a fully realized estate winery.

The Garnet Valley Ranch brand, business assets, and inventory are available in addition to the list price, offering a seamless transition for:

- Estate winery operators
- Expansion vineyards for established labels
- Institutional or legacy investors
- Private owners seeking a vineyard estate of significance



A living ecosystem, a legacy estate.

Garnet Valley Ranch is more than a vineyard — it is a thriving ecosystem.

A restored pond and protected wildlife corridors support herons, ospreys, and more than 75 species of birds. Deer, bears, and coyotes move freely through preserved habitat areas. By integrating organic farming with conservation stewardship, the ranch exemplifies a rare model of environmentally conscious vineyard development.

Garnet Valley Ranch is more than land — it is vision realized.

An organic vineyard.

A centre of biodiversity.

A place of scale, beauty, and intention.

With 312 acres in the heart of the Okanagan Valley, it stands as one of Canada's most unique vineyard estates — ready for its next steward to shape the future.



Summerland Bench



The Summerland Bench terroir is defined by its glacially sculpted slopes, gravelly soils, and moderating lake influence, creating optimal conditions for growing expressive, cool-climate varietals. This unique combination results in wines with bright acidity, refined minerality, and distinct site-driven character.

Summerland is a picturesque town nestled on the western shores of Okanagan Lake, renowned for its vineyards, orchards, and scenic beauty. It offers a blend of small-town charm and rich agricultural heritage, highlighted by attractions like the historic Kettle Valley Steam Railway and the popular Bottleneck Drive wine route.

Penticton is a larger scenic Okanagan city renowned for its lakefront lifestyle, thriving wine industry, and access to year-round outdoor activities. Penticton has locations of most big box stores and even has its own airport providing direct access.

SUMMERLAND

12,042

POPULATION

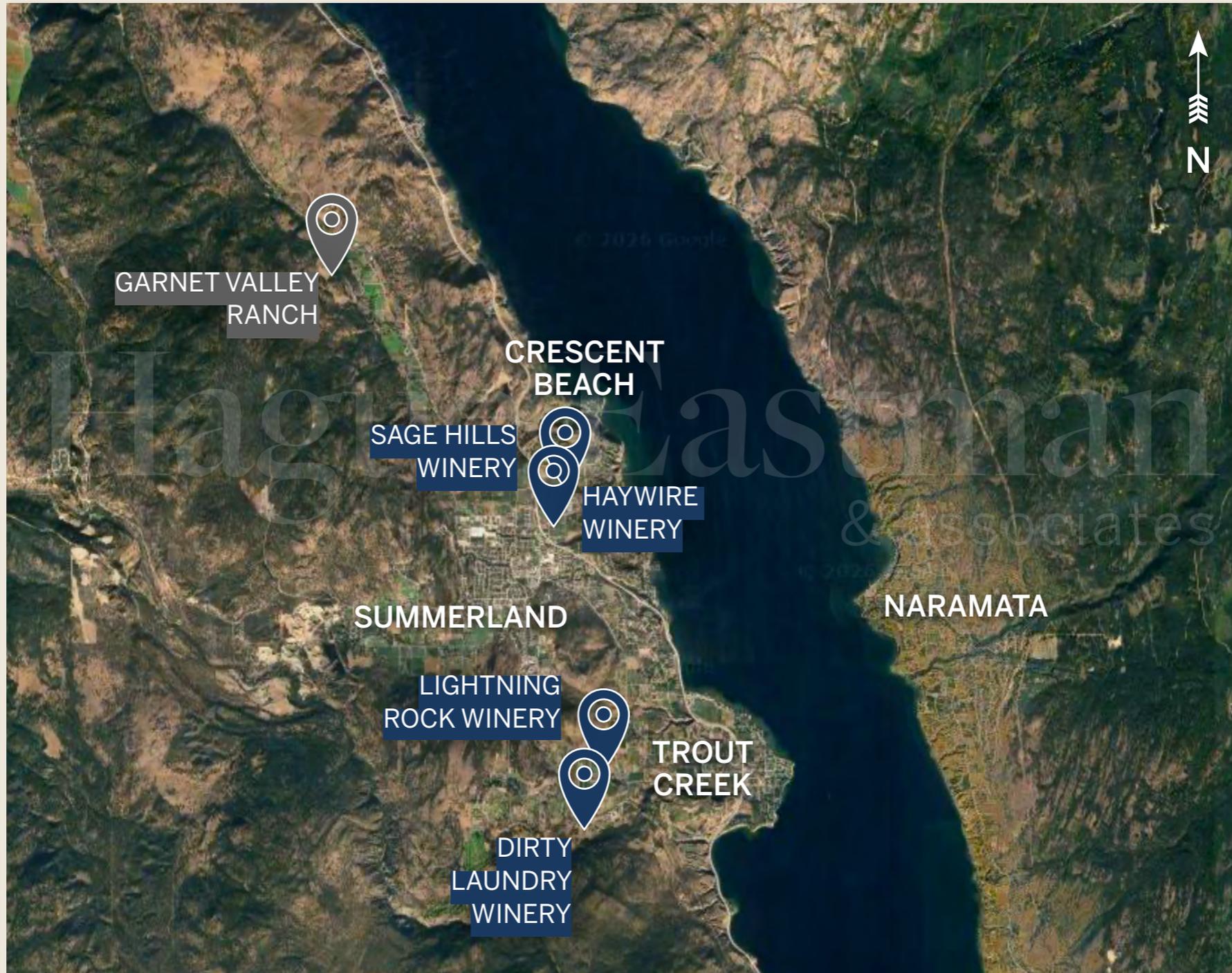
49

AVERAGE AGE

\$85.2k

AVERAGE INCOME

Location within South Okanagan



Summerland Bench Wine Region

The Summerland Bench is one of twelve recognized sub-geographical indications (sub-GIs) in British Columbia. Situated beneath the ancient volcanic landmark of Giant's Head Mountain, this sub-GI is shaped by a distinctive blend of natural elements.

The nearby Okanagan Lake helps moderate the climate, extending the growing season, while elevations between 400 and 600 metres bring cool nighttime temperatures that maintain the grapes' bright acidity and fresh, lively flavours.

Summerland Bench's terroir is strongly defined by its soils, which consist of sandy loam, silt, and volcanic elements. Surrounding Giant's Head Mountain are glaciofluvial terraces and undulating terrain that add complexity to the area's wine profile. The well-drained soils promote deep rooting and vigorous, balanced vine development.

15

GRAPE
VARIETALS

20°C

AVG SUMMER
TEMPERATURE

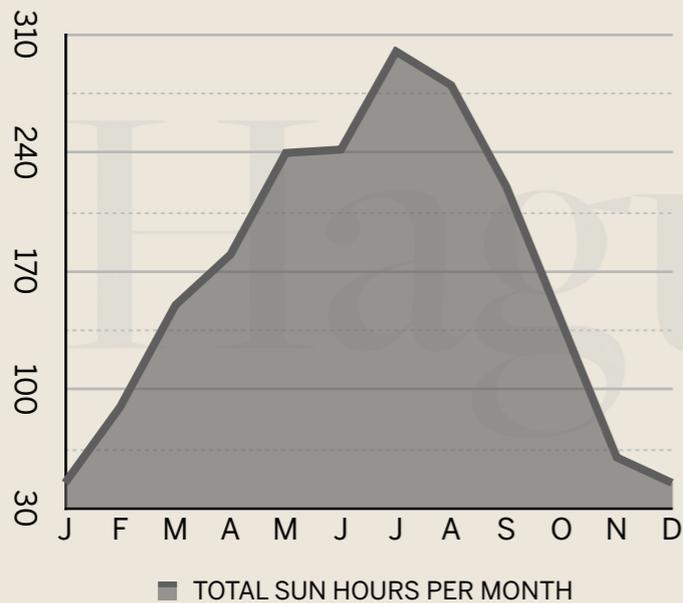
1,347

AVG GROWING
DEGREE DAYS

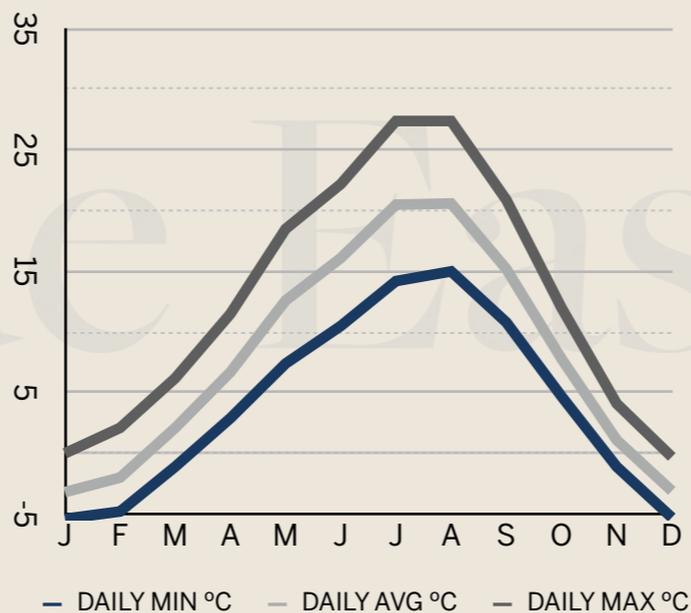
2,800

ANNUAL HOURS
OF SUNSHINE

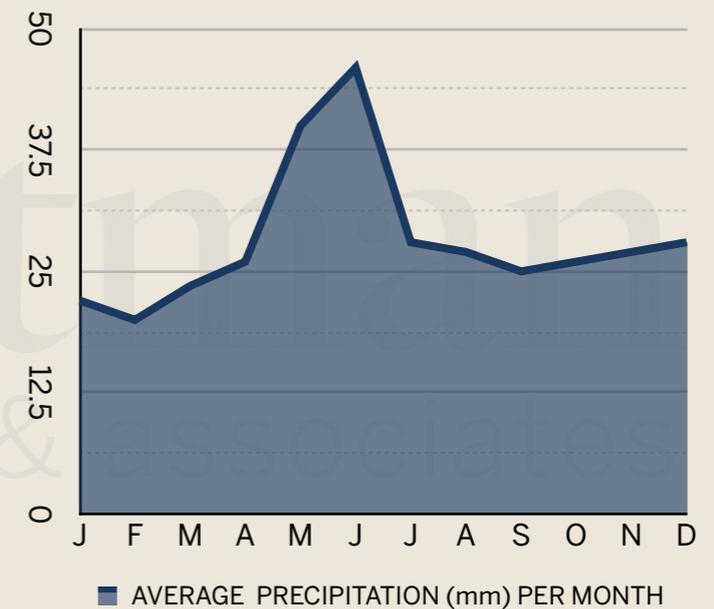
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL

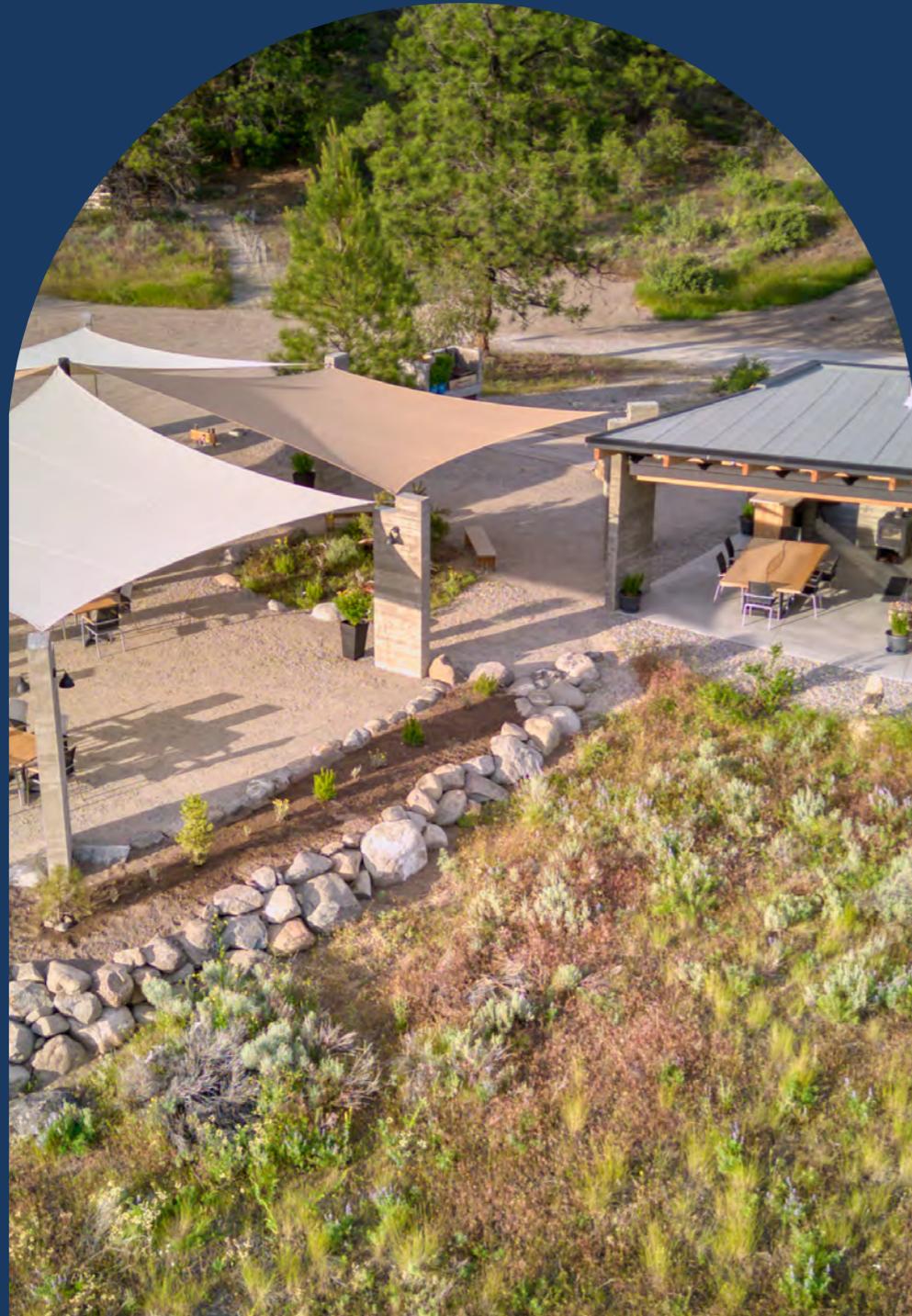


British Columbia Wine Regions



Garnet Valley Ranch in Summerland, BC

PLEASE DIRECT INQUIRIES TO



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