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INTERNATIONAL REALTY



THE TAMARAN RESIDENCE

NARAMATA | BRITISH COLUMBIA

Offered at \$9,980,000 CAD

Presented by Christa Elizabeth Frosch,
Paul Hague, and Michael Frosch

A STRIKING HILLSIDE PROPERTY,





SOTHEBYSREALTY.CA
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THAT TOUCHES THE SKY.



THE BEAUTY OF THE RESIDENCE COMES ALIVE AT DUSK



A first of its kind property to be offered for sale on the Naramata Bench, the Tamaran Residence is a nearly ten acre vineyard estate featuring a remarkable home designed by architect Robert Mackenzie.

The modern four bedroom, six bathroom home is created with sustainability in mind. It features a geothermal heating and cooling system, solar panels, electric car charging system, and sustainable finishes. The detached three car garage also contains additional living space and a seventh bathroom in the “bunkhouse” above.

With a unique juxtaposition of angular architecture and connection to nature, the property backs onto the popular Trans Canada Trail (mountain biking and walking trail), with direct access from the property. The home complements the natural environment with geothermal heated polished concrete floors, locally sourced veneer ceiling panels, bamboo and reclaimed timber finishes, and exposed steel framing.



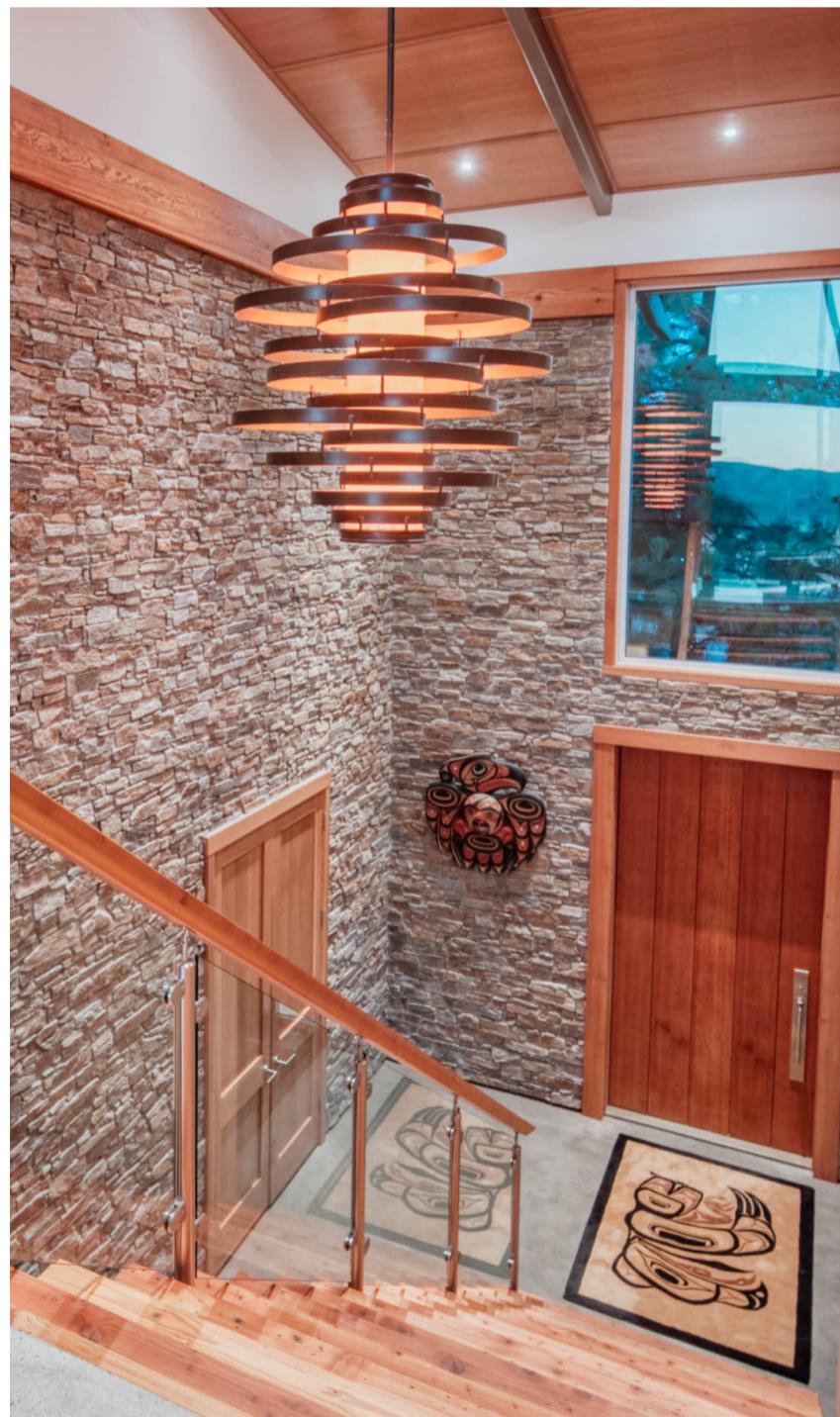
THE RESIDENCE

The residence was designed by architect Robert Mackenzie to push boundaries through its use of both material and form. The most significant feat of its design is the triangular roof. The largest triangular portion juts up and out towards the north star, creating 20 ft ceilings in the living space at its peak.

As a result of the cutting edge design and to compensate for strong winds on the hillside, a full steel frame and concrete walls with foam insulation were used to construct the home. The house was fully engineered to ensure structural soundness

The residence consists of two levels and a detached structure containing a three-car garage and separate “bunkhouse” living space. The lower level of the main house contains a mudroom, the master bedroom, two guest bedrooms with ensuites, a wine cellar, the laundry room, and the pool room with an attached bathroom. The pool room leads out to the residence’s pool deck and lake view infinity pool.

The upper level contains an entertainment/tv room, a third guest bedroom with ensuite, a powder room, and the open concept living space. The upper level features two patios, each with its own unique stunning view of Okanagan lake and the lush, rolling Naramata hillside. Finishes are consistent throughout the home. Both the exterior and interior have the





same rough-cut natural stone finish. The semi-metallic steel framing used to strengthen the residence is visible throughout the home. The same LED pot lights seamlessly illuminate both indoors and out.

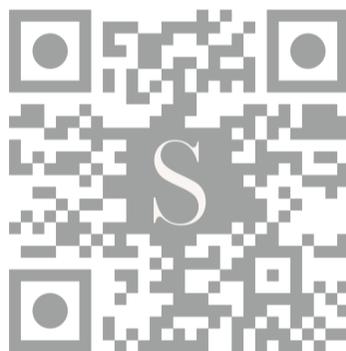
The entire home features locally sourced veneer panelling as well as slabs of reclaimed local timber. The natural aesthetic is completed by polished concrete floors, heated by the home's geothermal system.

The geothermal system provides both radiant heating as well as air conditioning to keep the residence cool in the hot Okanagan sun.

Along with solar panels on the garage roof, LED lighting, and energy efficient appliances, the heart of the residence's function and energy efficiency is its' Control4 smart home system. This system enables remote control, smart management, scheduling, and more for complete control of all home elements.



SCAN OR CLICK
THE QR CODE TO
VIEW A VIDEO TOUR
OF THE PROPERTY



SCAN OR CLICK
THE QR CODE FOR
A 3D VIRTUAL TOUR
OF THE PROPERTY

PROPERTY DETAILS

MLS# 10260172

Residence size 6,703 ft² (excl. garage)

Lot size 9.74 acres

Year built 2011

Bedrooms 5

Bathrooms 6+1

Fireplace Wood burning

Key amenities Outdoor zero-edge pool, wet bar in pool room, wine cellar, air conditioning

THE VINEYARD

Located in the BC Wine Authority Naramata Bench Geographical Indication, the Tamarin Residence boasts a pristine approximately 6.5 acre vineyard. Sitting above Naramata Road, the vineyard gently slopes towards Okanagan Lake.

The Tamarin vineyard grows on Naramata characteristic granite soil formed by glacial tilling and sedimentation. The Naramata surface soils of sandy to silt loam encourage deep rooting, while the regional subsoils ranging from loamy sand to silty clay encourage water retention.

The Tamarin vineyard experiences 250 to 300 hours of sunlight each summer month, with 1,467 growing degree days. Although temperatures can reach 40°C (104°F) in the summer, the evenings are typically cool allowing the fruit to maintain high acidity.

Mornings at the vineyard are sheltered from sunlight, prolonging the cool period, but the sun shines late into the evening prolonging ripening of the fruit. The vineyard is breezy, with cool winds typically blowing from the North and warm winds from the South.

The Tamarin vineyard currently has Cabernet Franc, Gewurztraminer, Merlot, and Pinot Gris planted. The vineyard is maintained by a local management company and fruit currently sold to two notable Naramata Bench wineries. All details and information on the vineyard presented above are approximate and to be verified by the interested party.

VINEYARD HIGHLIGHTS

Size planted 6.5 acres (approx.)

Elevation 440 to 480 metres

Varietals planted Cabernet Franc, Gewurztraminer, Merlot, and Pinot Gris

Typical yield 15 tons

Typical sunlight 1,900 hours per year

Typical growing degree days 1,467

Typical annual precipitation 346 mm

Water supply Irrigation and city

APPROXIMATE VINEYARD INCOME

| REVENUE | |
|-----------------------|-----------------------|
| Production Sales | \$ 50,000.00 |
| EXPENSES | |
| Management Fees | \$ (36,000.00) |
| Insurance | \$ (11,000.00) |
| Property Taxes | \$ (8,400.00) |
| Electricity | \$ (7,200.00) |
| Utilities | \$ (3,600.00) |
| TOTAL EXPENSES | \$ (66,200.00) |
| NET INCOME | \$ (16,200.00) |

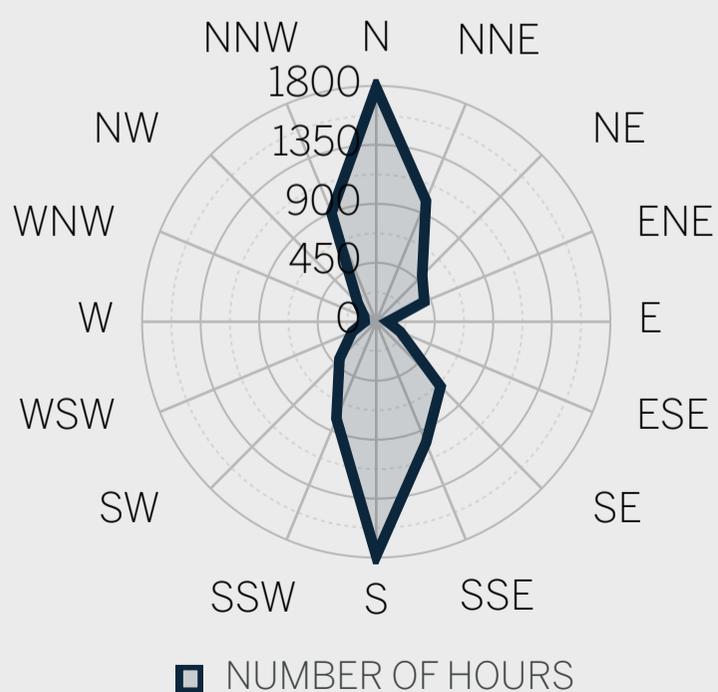


APPROXIMATE VARIETAL MAP

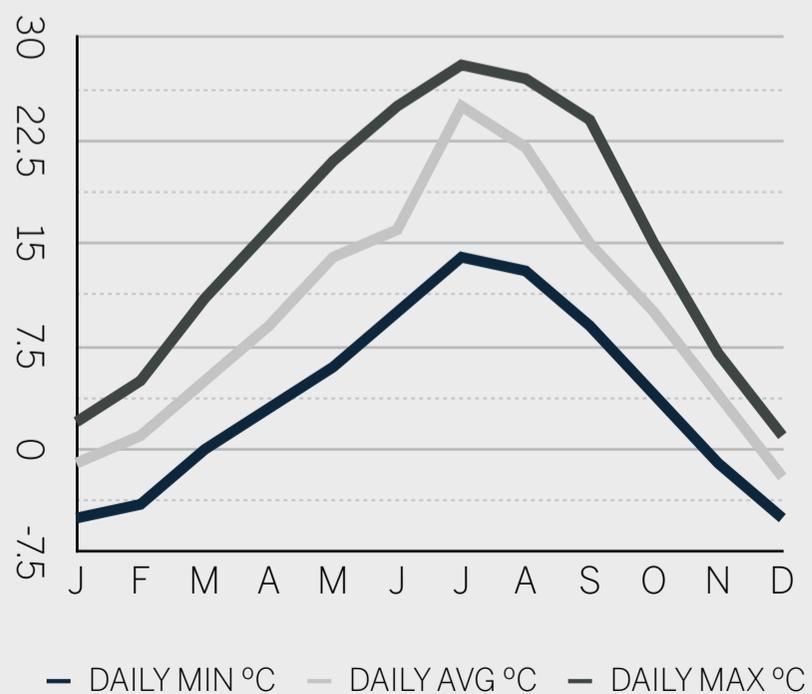


NARAMATA BENCH CLIMATE

Wind Direction



Temperature



THE LIFESTYLE

Naramata village is a rural community of 3,800 with a lifestyle that's all about enjoying each moment. Designated as one of Canada's four "slow communities", life in Naramata is calm, intentional, and leisurely. This entails a commitment to a purposeful, quality-focused way of life built on local food and wine, and a healthy lifestyle.

The connection with nature is powerful on the Naramata Bench. Its' ecosystem is thriving and is known particularly for its diversity of birds including the California Quail, Rock Wren, Northern Flicker, and numerous birds of prey.

For those interested in immersing themselves in the natural beauty, the Tamarin Residence backs directly onto the Kettle Valley Rail Trail. This hiking and biking trail built on the decommissioned BC interior train route provides 650 km of connected recreational trail from Hope to Castlegar.

Okanagan Lake is home to Kokanee Salmon, Lake Whitefish, Burbot, and Rainbow Trout. The Tamarin residence is just 9 minutes away from Naramata Marina providing close access to boat moorage, the boat launch, fishing, and many other watersports.

For those with a more social lifestyle, the property's proximity to Penticton and Naramata provides close access to award-winning wineries, world class dining, and local shopping.

The residence itself reflects the way of living in Naramata. From its breathtaking zero-edge pool, to its wine cellar and tasting room the home is the ideal place to entertain guests and enjoy the beauty of the day.

Although the Tamarin Residence provides a connected lifestyle, it also maintains utmost privacy. The long driveway leading up to the home is protected by two secure gates. The property's hillside location also provides total privacy within close proximity to all that the Naramata Bench has to offer.





NEARBY AMENITIES



Dining

- The Bistro at Hillside Winery (4.9 km)
- The Naramata Inn (5.1 km)
- The Bench Market (10.5 km)



Wineries

- Therapy Vineyards (3.5 km)
- Kettle Valley Winery (4.2 km)
- Poplar Grove (8.9 km)



Marinas

- Naramata Marina (5.3 km)
- Penticton Yacht Club (10.9 km)



Golf Courses

- Penticton Golf & Country Club (13.4 km)

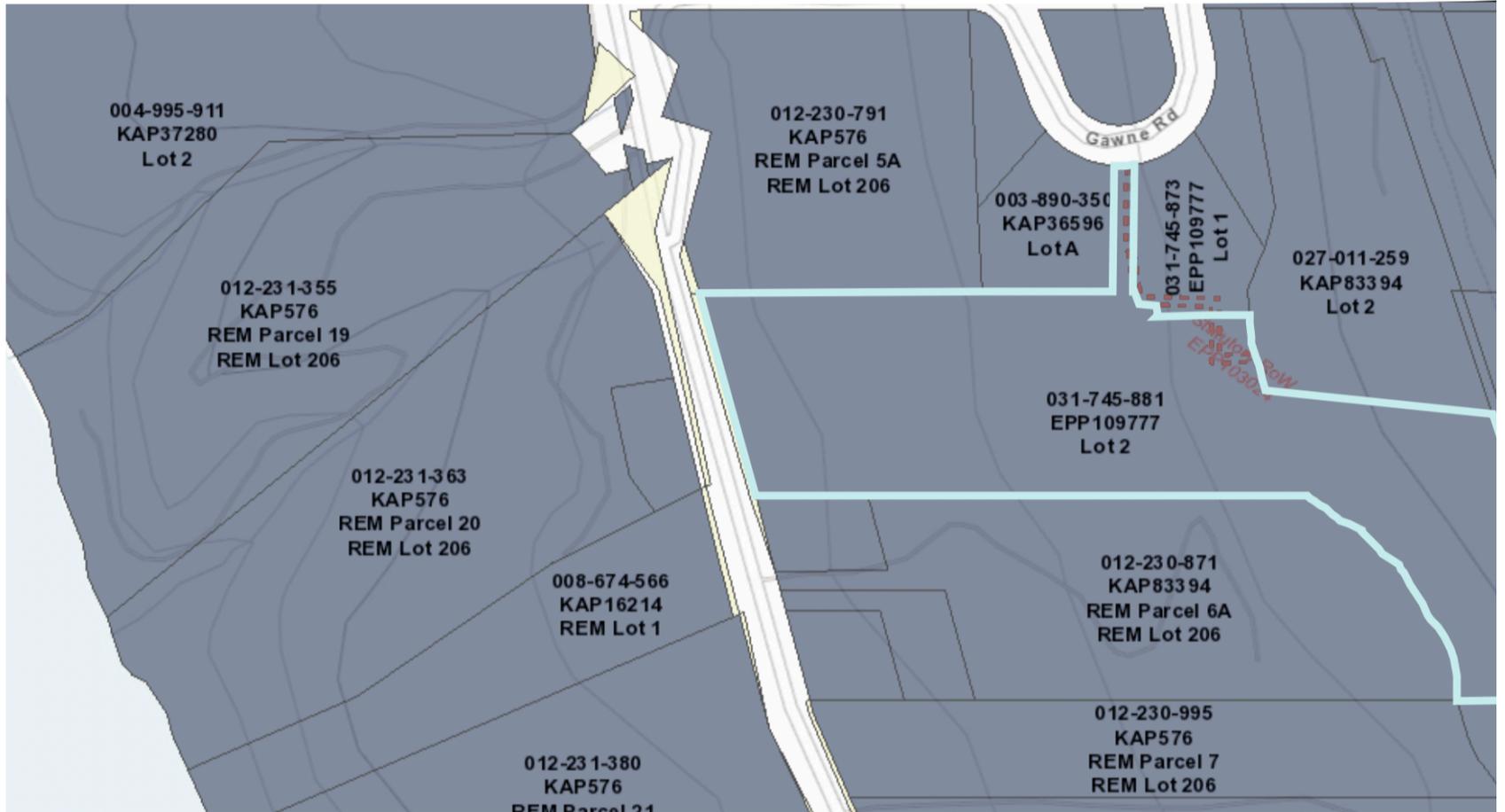


Beaches and Recreation

- Naramata Falls (4.8 km)
- Naramata Centre Beach (5.3 km)

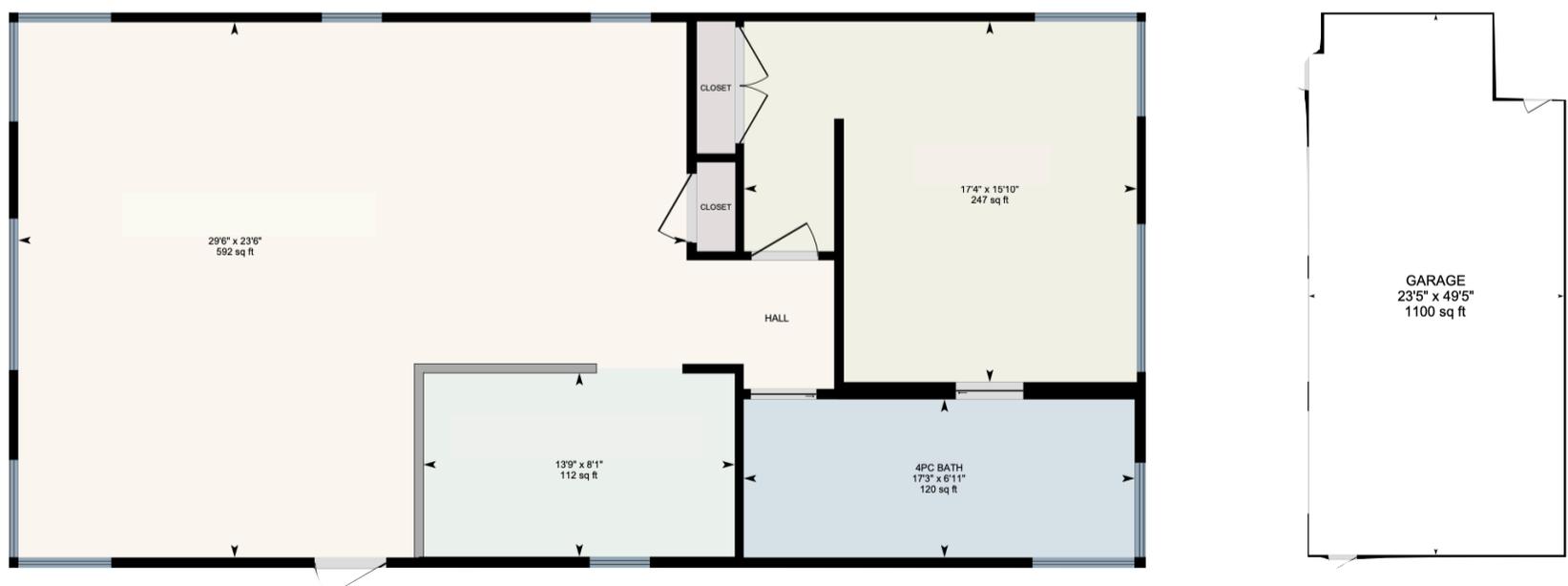
THE DETAILS

BC LTSA Parcel Map Report



Bunkhouse/Garage Floor Plan NOT TO SCALE

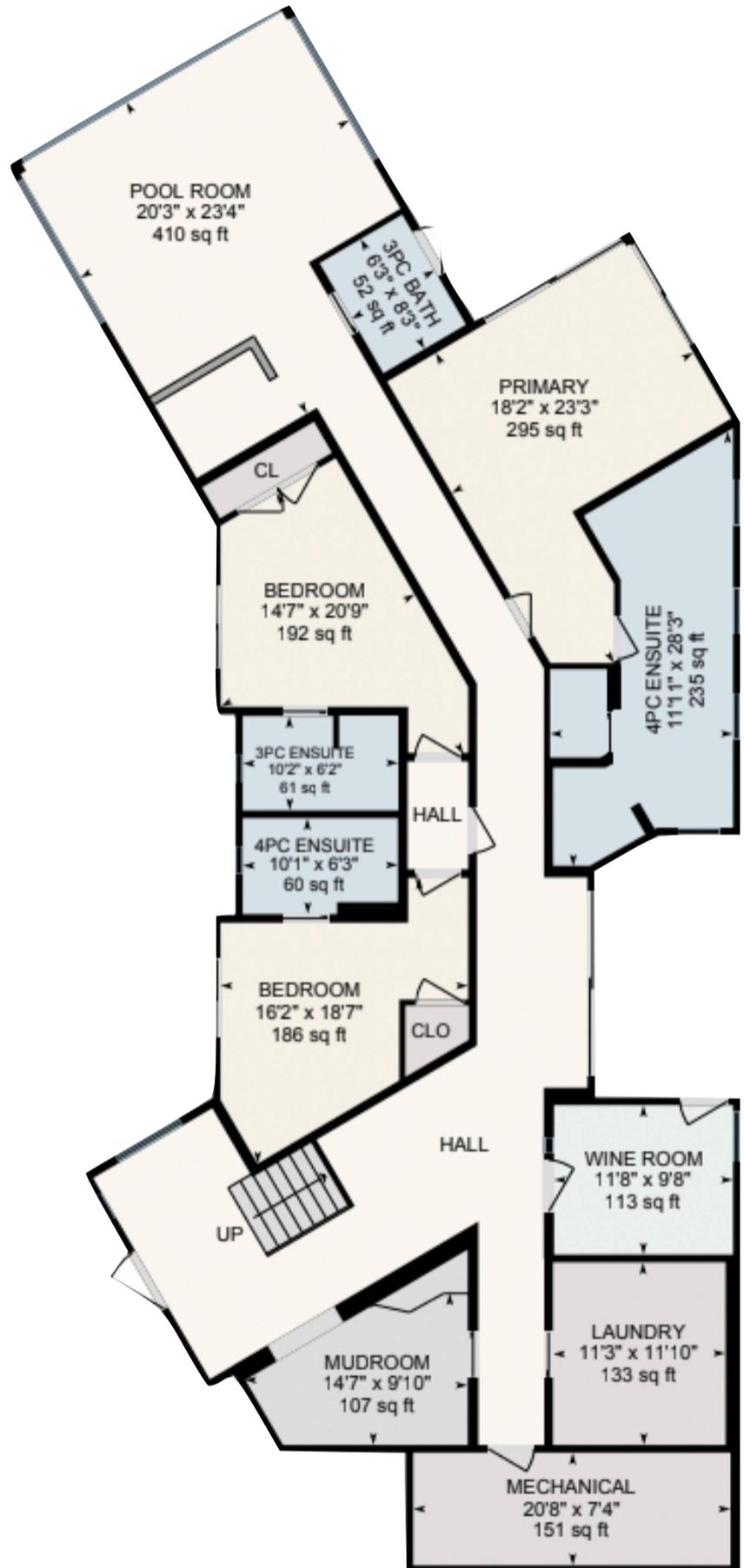
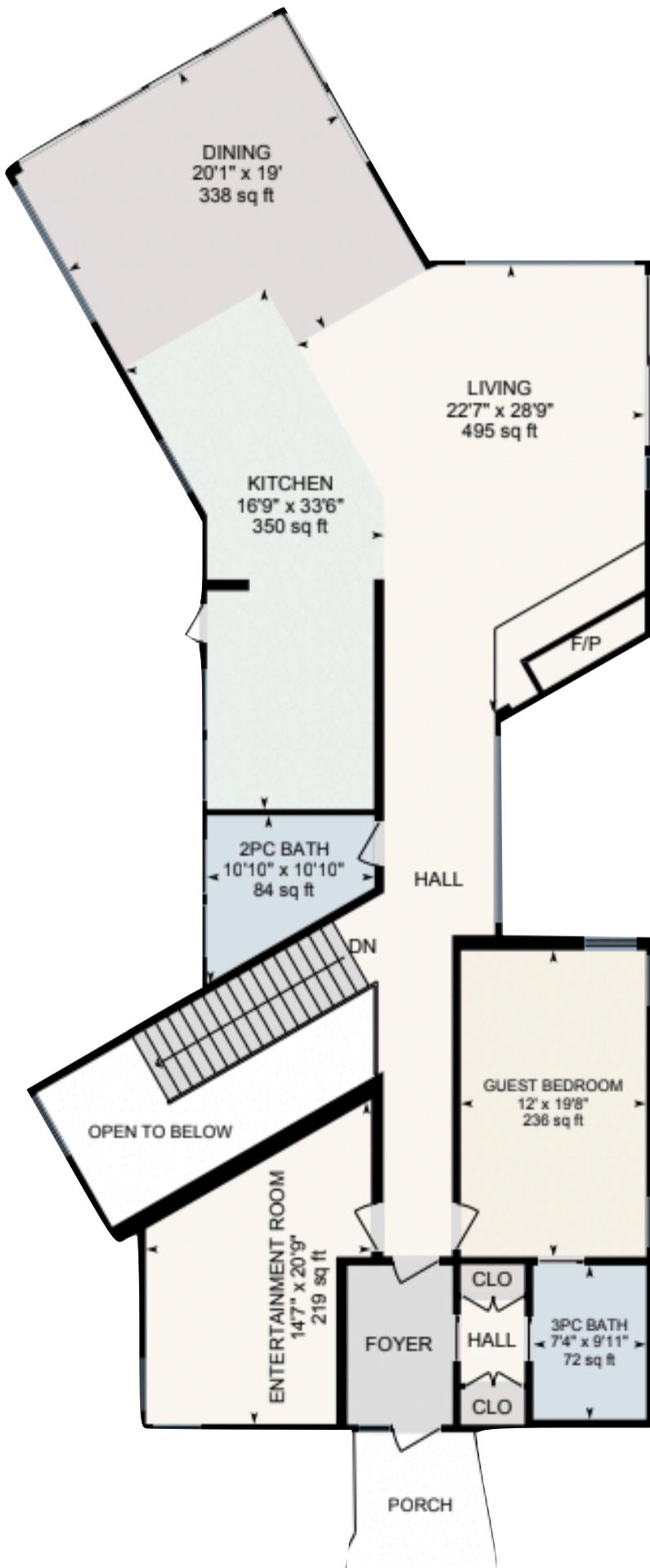
Bunkhouse Interior Area 1,160.39 ft²



Main House Floor Plan NOT TO SCALE

Main Floor Interior Area 2,289.92 ft²

MAIN FLOOR



LOWER FLOOR

Lower Floor Interior Area 2,893.10 ft²

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