

# *Black Sage Bench Estate*

**Sotheby's** | Canada  
INTERNATIONAL REALTY

OLIVER | BRITISH COLUMBIA

OFFERED AT CA\$2,200,000

PRESENTED BY **PAUL HAGUE AND NICOLE EASTMAN**



MLS® 10314693

NOTHING COMPARES

SOTHEBYSREALTY.CA







# 4535 Ryegrass Road Oliver, BC

**PID** 009-053-123

**LEGAL DESCRIPTION** Lot 1, Plan KAP14189, District Lot 2450S, Similkameen Div of Yale Land District Portion L 817

**PROPERTY SIZE** 8.57 acres

**ACRES PLANTED** 6.64 acres

**STRUCTURES** 3,859 ft<sup>2</sup> 5 bedroom 4 bathroom home built in 2003, pool installed in 2021, and 1,200 ft<sup>2</sup> shop

**IRRIGATION** Drip from city water, city to house

**SEWER** Septic

**POWER** House 200 amp, shop 100 amp

**ZONING** AG1

**IN ALR** Yes

**LOCATION** Black Sage Bench – Eastern side of the Oliver valley

Presenting the offering of an exceptional Vineyard Estate in Oliver - British Columbia's Wine Capital. Located on the Black Sage Bench, a highly sought-after wine region, this estate is close to notable wineries including Church and State and Burrowing Owl. This 8.57 acre property features a charming country estate house with a pool, a 1,200 square foot shop with washroom, a gazebo, and 6.64 acres of planted vineyard.





# Main House

**HOME SIZE** 3,859 ft<sup>2</sup> **BEDROOMS** 5 **BATHROOMS** 4

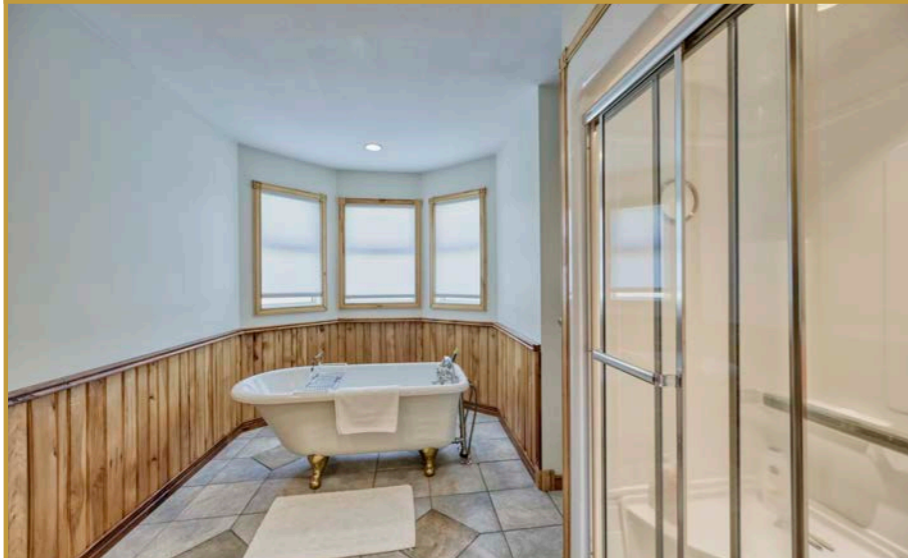
The 5 bedroom, 4 bathroom home is a charming, quality-built home featuring hardwood floors, high-end stainless steel appliances, and sweeping vineyard views. The entire house (exterior and interior) was recently professionally repainted, a new fridge/washer/dryer installed, a new water softener and ozone treatment system installed, and new blinds installed. A new air conditioning system and new trim are currently being installed. The area surrounding the house is landscaped with vibrant green turf grass. The in-ground pool features an automatic cover.



*Click to View a 3D Virtual Tour*



*Click to View Property Video*



# Floor Plan

Main Floor Exterior Area 1481.49 sq ft  
Interior Area 1362.04 sq ft



NOTHING COMPARES

SOTHEBYSREALTY.CA



PREPARED: 2024/05/11



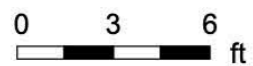
# Floor Plan

**2nd Floor** Exterior Area 1309.66 sq ft  
Interior Area 1203.72 sq ft  
Excluded Area 8.93 sq ft



NOTHING COMPARES

SOTHEBYSREALTY.CA



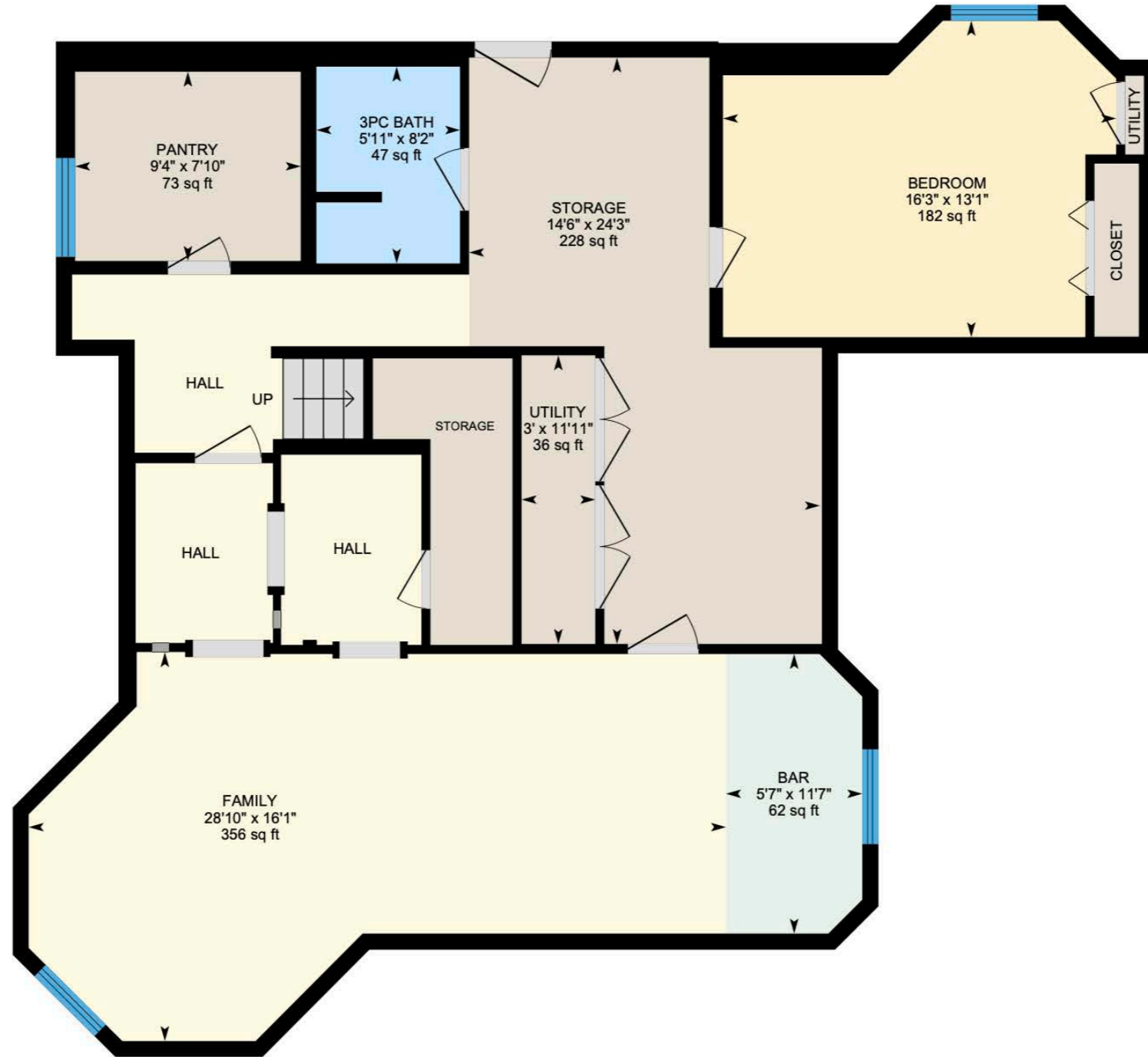
PREPARED: 2024/05/11





# Floor Plan

Basement (Below Grade) Exterior Area 1410.09 sq ft  
Interior Area 1293.12 sq ft



NOTHING COMPARES

SOTHEBYSREALTY.CA

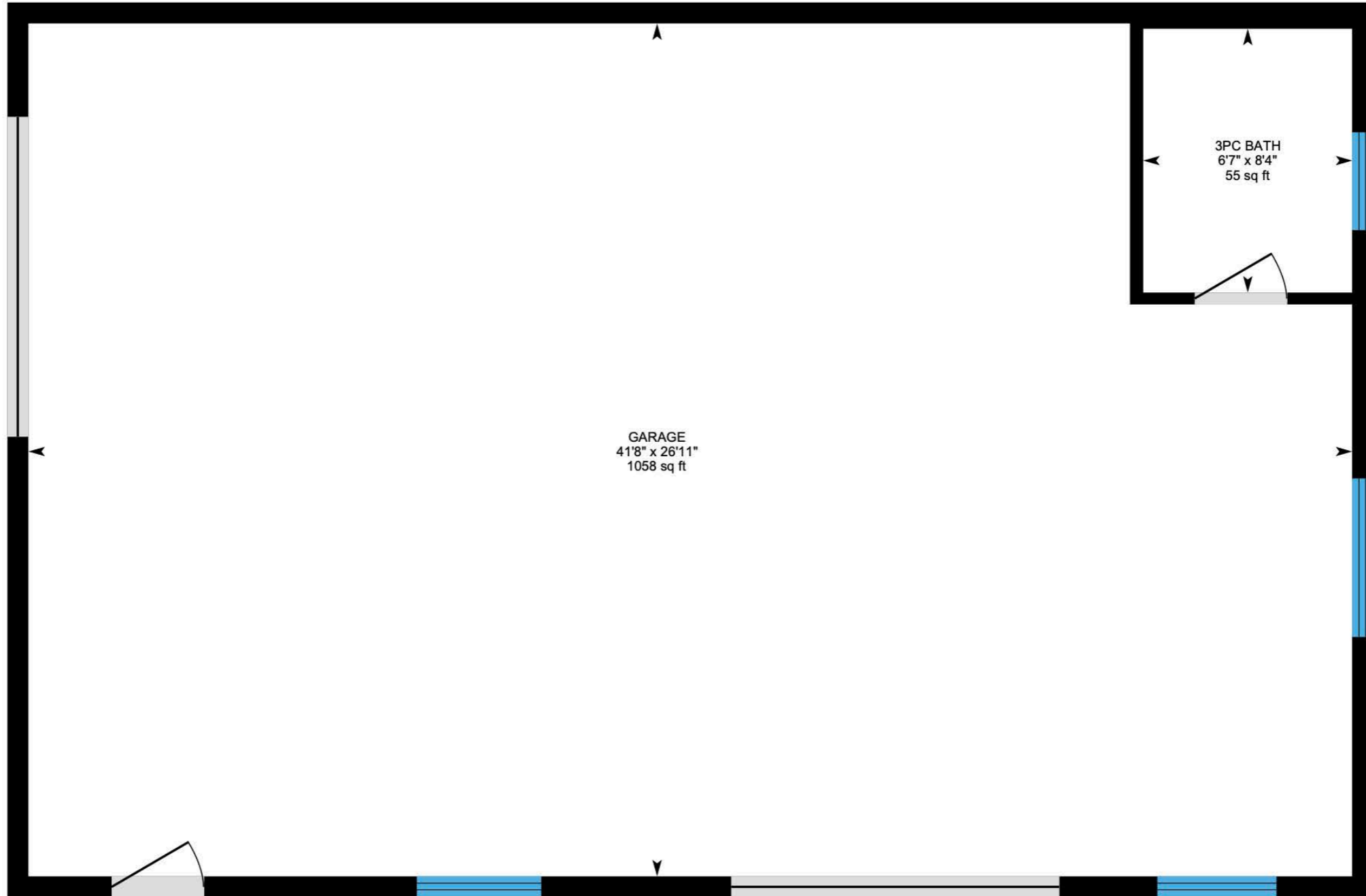


PREPARED: 2024/05/11



# Floor Plan

Garage Excluded Area 1212.21 sq ft



NOTHING COMPARES

SOTHEBYSREALTY.CA



PREPARED: 2024/05/11





# Vineyard

The vineyard is planted with Cabernet Sauvignon, Cabernet Franc, Petit Verdot, and Chardonnay. In 2021, the entire vineyard was replanted including sculpting the land to maximize airflow. A new irrigation system and trellising was installed. This property is perfect for a winery looking to secure more vineyard, someone who dreams of living among the rolling vines, or an investor looking for an income-producing property. The current owners are willing to lease the vineyard back from the new owners.

4535 RYEGRASS ROAD							
Block	Varietal	Clone	Rootstock	Planted	Style	Acres	Vines
1A	Cabernet Sauvignon	169	101-14	2021	7.5x3.5	1.94	3,219
1B	Cabernet Sauvignon	1124	Rip	2021	7.5x3.5		
2A	Cabernet Franc	214	Rip	2021	7.5x3.5	1.98	3,285
3A	Petit Verdot	400	101-14	2021	7.5x3.5	1	1,659
4A	Chardonnay	95	101-14	2021	7.5x3.5	1	1,659
4B	Chardonnay	548	101-14	2021	7.5x3.5		
4C	Chardonnay	72	101-14	2021	7.5x3.5		
5A	Chardonnay*	76	101-14	2024	8x3.5	0.72	570
5B	Chardonnay*	95	101-14	2024	8x3.5		570
<b>TOTAL</b>						<b>6.64</b>	<b>10,962</b>

\*plants have been removed and will be replanted in 2024



# Location Within Oliver



## GREATER OLIVER

9,080

POPULATION

56

AVERAGE AGE

\$83.4k

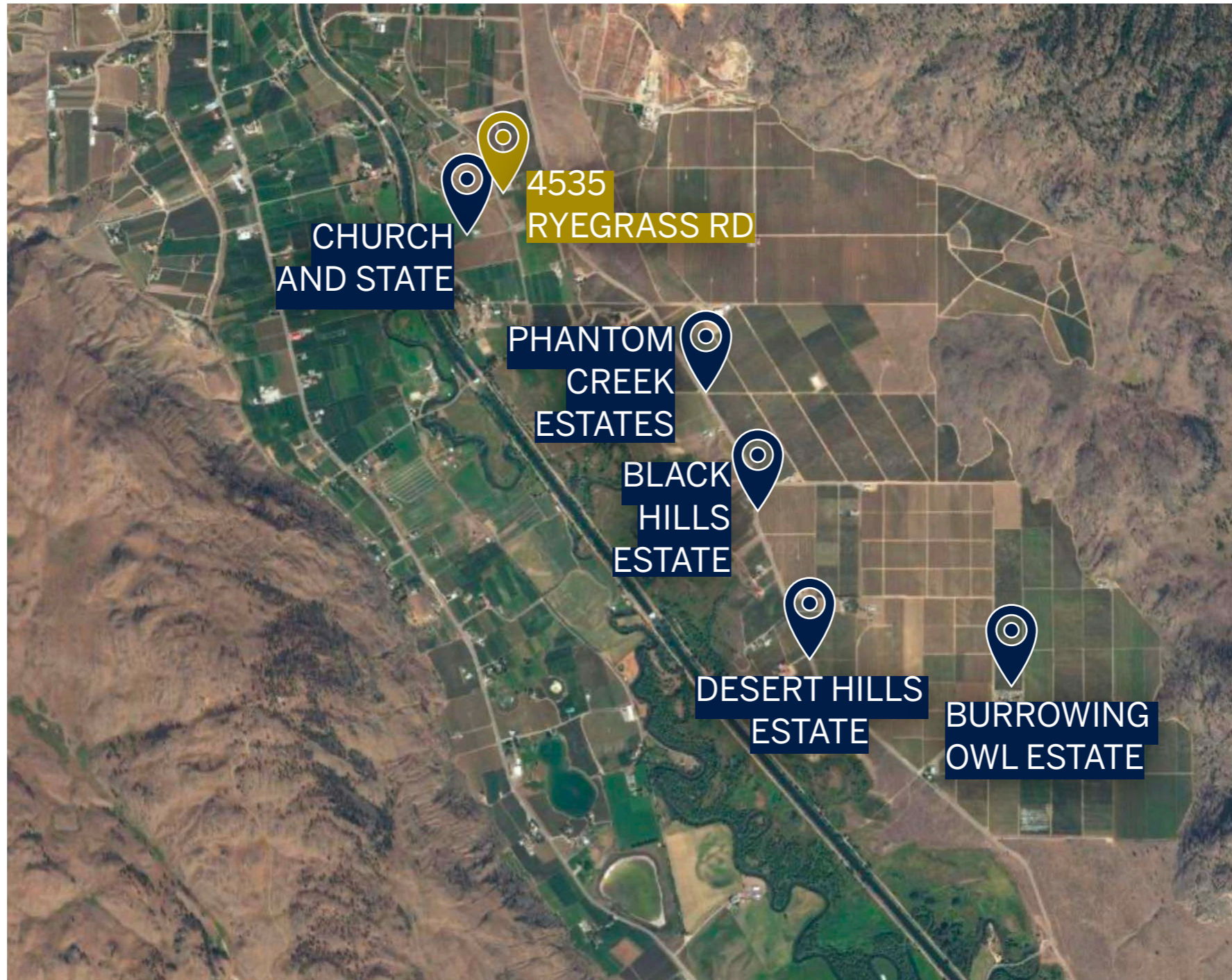
AVERAGE INCOME

Situated within Canada's Wine Capital, Oliver BC, this estate is located on one of the most visited stretches of road in the South Okanagan Valley despite Oliver's small annual population.

It is located within Oliver's highly sought after Black Sage Bench. Home to esteemed wineries Burrowing Owl Estate, Black Hills Estate, Phantom Creek Estate, Desert Hills Estate, and Church and State Wines, the Black Sage Bench emerges as a highly sought-after viticultural terroir of unparalleled quality.



# Location within Black Sage Bench





# Black Sage Bench Wine Region

Considered to be Canada's only "pocket desert", the Black Sage Bench is warmer and has a notably different climate than the Golden Mile Bench across the Oliver Valley. Although not an official BC VQA sub-geographical indication, the Black Sage Bench is highly regarded as one of Canada's premiere wine regions.

Black Sage Bench soil mostly consists of sand with small pockets of gravel. The region is particularly renowned for producing bold red wines, thanks to the combination of ample sunlight, warm temperatures, and well-drained soils. Wineries in the Black Sage Bench often focus on varietals like Merlot, Cabernet Sauvignon, and Syrah.

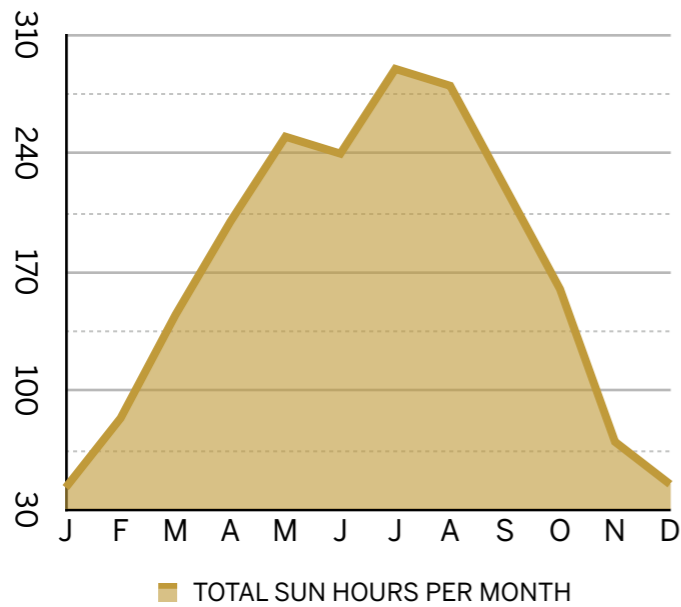
**Sand**  
SOIL COMPOSITION

**29°C**  
AVG SUMMER TEMPERATURE

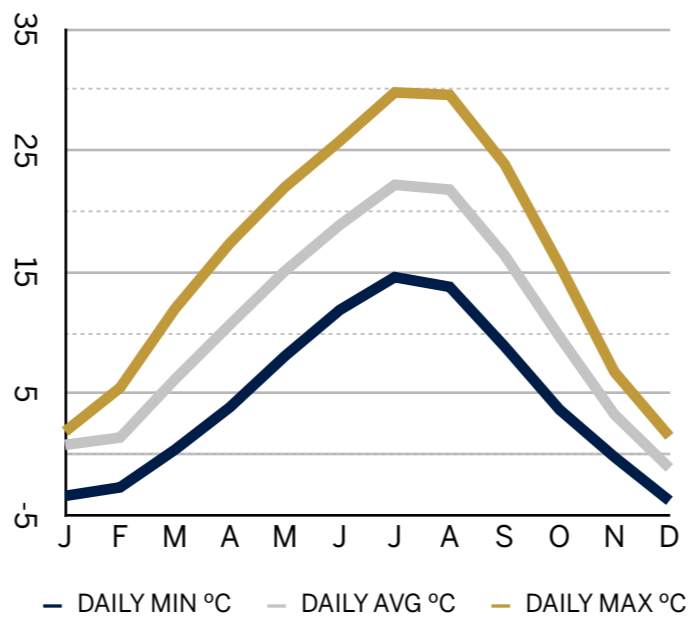
**1,385**  
AVG GROWING DEGREE DAYS

**2,040**  
ANNUAL HOURS OF SUNSHINE

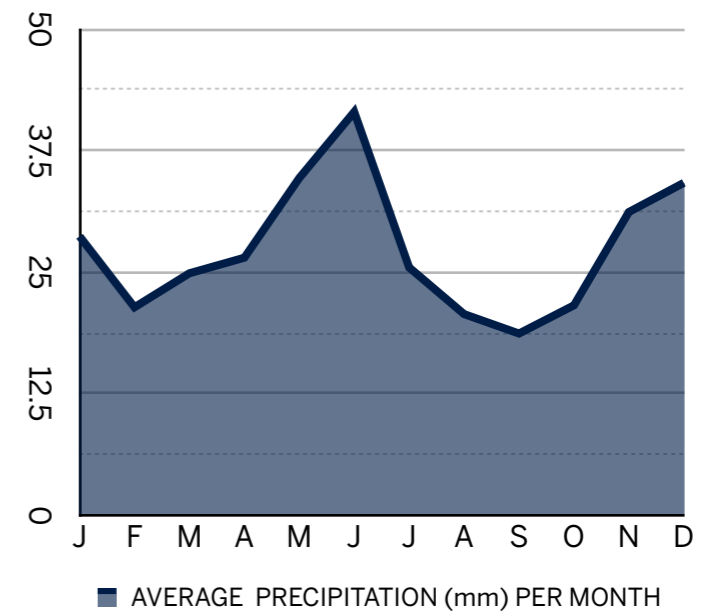
AVERAGE HOURS OF SUNLIGHT



AVERAGE TEMPERATURE



AVERAGE RAINFALL





# British Columbia Wine Regions







# *Black Sage Bench Estate in Oliver, BC*

**PLEASE DIRECT INQUIRIES TO**



**Paul Hague**

REAL ESTATE PROFESSIONAL  
HAGUE EASTMAN & ASSOCIATES  
604.328.7760  
paul.hague@sothebysrealty.ca



**Nicole Eastman**

BCOM, REAL ESTATE PROFESSIONAL  
HAGUE EASTMAN & ASSOCIATES  
778.877.4821  
nicole.eastman@sothebysrealty.ca

**Sotheby's** | Canada  
INTERNATIONAL REALTY

**Hague Eastman**  
& associates

[vancouverrealestatesales.com](http://vancouverrealestatesales.com)

© 2024 Sotheby's International Realty Canada. Brokerage. All rights reserved. Each Sotheby's International Realty office is independently owned and operated, except those operated by Sotheby's International Realty, Inc. E&OE; This material is based upon information which we consider reliable but because it has been supplied by a third parties, we cannot represent that it is accurate or complete and it should not be relied upon as such. All offerings are subject to errors, omissions, changes including price or withdrawal without notice. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully. Equal Housing Opportunity.