

Vineyard Estate Property

Sotheby's | Canada
INTERNATIONAL REALTY

1282 CORBISHLEY AVENUE, PENTICTON | BRITISH COLUMBIA

Sale of Naramata Bench lifestyle vineyard estate planted with Merlot and Pinot Gris

Presented by Nicole Eastman PREC* and Paul Hague PREC*





Vineyard

Garage/Carriage House

Estate House

Vineyard

UPPER BENCH ROAD NORTH

CORBISHLEY AVENUE

Approximate Property Lines, Must Be Verified By Buyer



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

1282 Corbishley Avenue Penticton, BC V2A 8V2

Breathtaking lake views define this exceptional 5.64-acre estate on the coveted Naramata Bench. Set in a quiet enclave along Corbishley Avenue, the property offers a refined vineyard lifestyle with meaningful revenue potential. The 4 bedroom residence is designed for effortless living and entertaining, with soaring ceilings, expansive windows, and seamless indoor-outdoor flow to generous decks overlooking Okanagan Lake. The private grounds are equally compelling, featuring a solar-heated saltwater pool, curated gardens, and open space for recreation or farm-to-table living.

Above the triple garage, a fully self-contained 1 bedroom carriage suite provides flexibility for guests, extended family, or supplemental income. Approximately 4.5 acres are planted with Pinot Gris and Merlot, presenting an established vineyard opportunity. For those seeking a turnkey lifestyle, the current owners are open to leasing back the grape supply, allowing for immediate income while enjoying the setting.

PID 019-132-069

LEGAL DESCRIPTION LOT 1 DISTRICT LOTS 187 AND 204 SIMILKAMEEN DIVISION YALE DISTRICT PLAN KAP54058

PROPERTY SIZE 5.64 acres

ESTATE HOUSE SIZE 2,396* ft²

CARRIAGE HOUSE SIZE 691* ft²

KEY FEATURES Triple garage, outdoor in-ground pool

WATER Municipal

SEWER Septic (New system)

ZONING A (in ALR)

PLANTED VINEYARD 4.5 acres

VARIETALS PLANTED Merlot and Pinot Gris



[Click here to view a 3D virtual tour of the estate home](#)



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

Hague Eastman
& associates

Property Revenue Generation

Although a spectacular home for a discerning buyer or aspiring winery owner, 1282 Corbishley Avenue also represents an excellent investment property.

If desired for a vineyard, the home and carriage house provide consistent monthly cashflow.

If desired for a home, the vineyard income offers both a beautiful view and substantial mortgage helper.

Rental of residential space on property

\$54,000

2025 Rental Income from house and carriage house

Fruit income from vineyard

\$52,000

2025 Fruit Income from vineyard on property

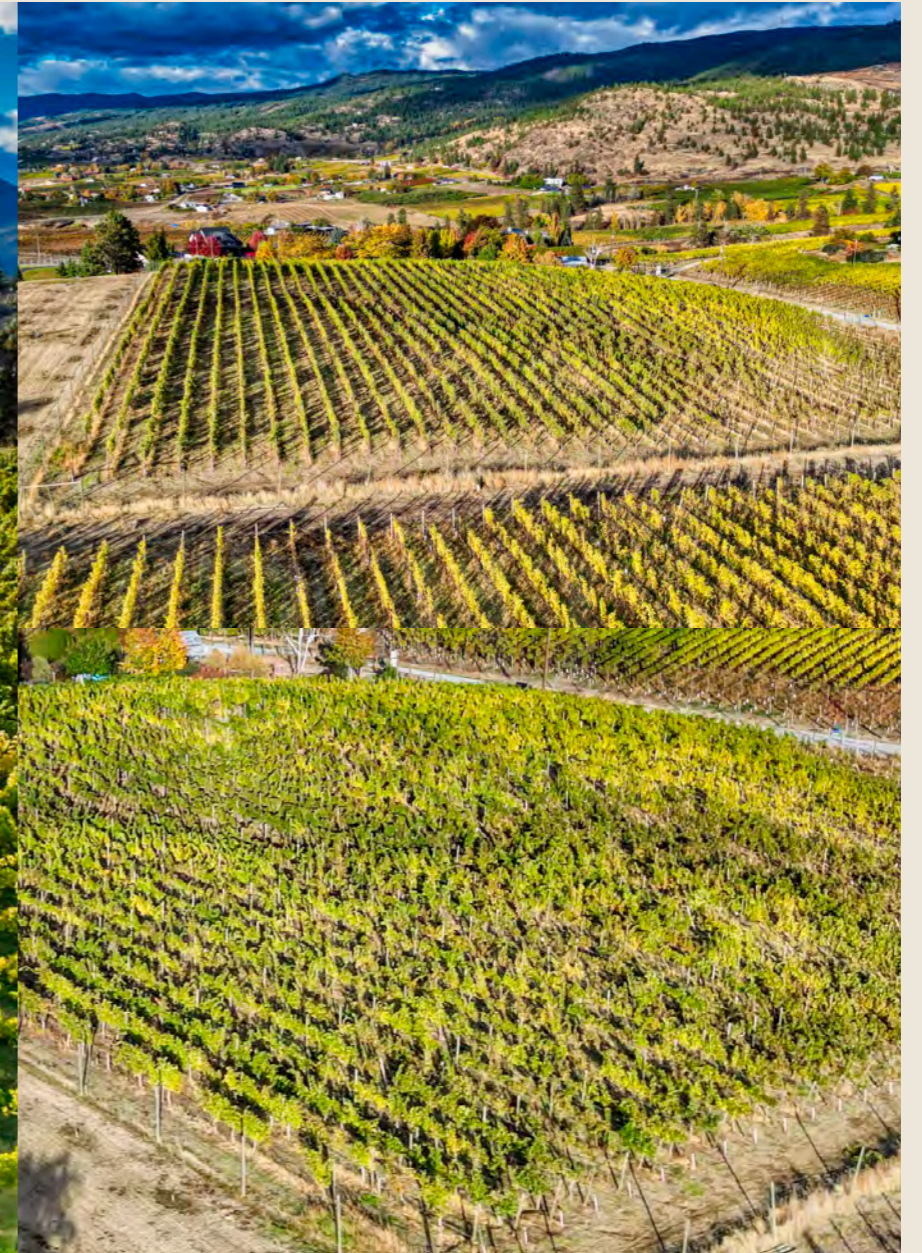
2026 total property income estimated at

\$106,000 to \$110,000

From home rental and vineyard combined



1282 CORBISHLEY AVENUE VINEYARD



1282 CORBISHLEY AVENUE EXTERIOR



1282 CORBISHLEY AVENUE ESTATE HOUSE INTERIOR



1282 CORBISHLEY AVENUE CARRIAGE HOUSE INTERIOR



Location of Naramata Bench



Often likened to being the “Napa” of Canada, the Naramata Bench is a sub-geographical indication located along the southeast shore of Lake Okanagan. The Bench stretches from the Naramata Village in the North to Penticton in the South.

Naramata Village is a picturesque community nestled along the southeastern shore of Okanagan Lake in British Columbia. Known for its scenic beauty, boutique wineries, and vibrant agricultural heritage, it has become a destination of choice for wine lovers and those seeking a relaxed, rural lifestyle.

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.

PENTICTON

36,885

POPULATION

50

AVERAGE AGE

\$48.36k

AVERAGE INCOME

Naramata Bench Wine Region

The Naramata Bench is one of twelve recognized sub-geographical indications (sub-GIs) in British Columbia. Known for its granite-rich soils, arid climate, and abundant summer sunshine—averaging 250 to 300 hours per month—it has earned a reputation as one of the province’s top wine-producing areas. The region is also a popular destination for culinary and wine tourism.

The Naramata Bench has 12 unique soil types. Located over 400 km inland from the Pacific coast, the Naramata Bench experiences an extreme continental climate. However, the deep waters of Okanagan Lake help moderate temperature fluctuations, shielding vines from harsh winter conditions and spring frosts. This creates a favourable environment for cultivating a diverse range of grape varieties.

50

GRAPE VARIETALS

26°C

AVG SUMMER TEMPERATURE

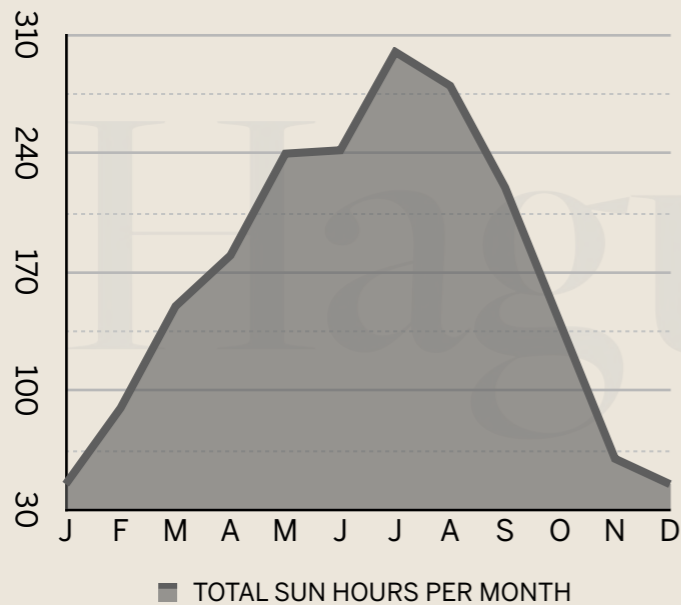
1,467

AVG GROWING DEGREE DAYS

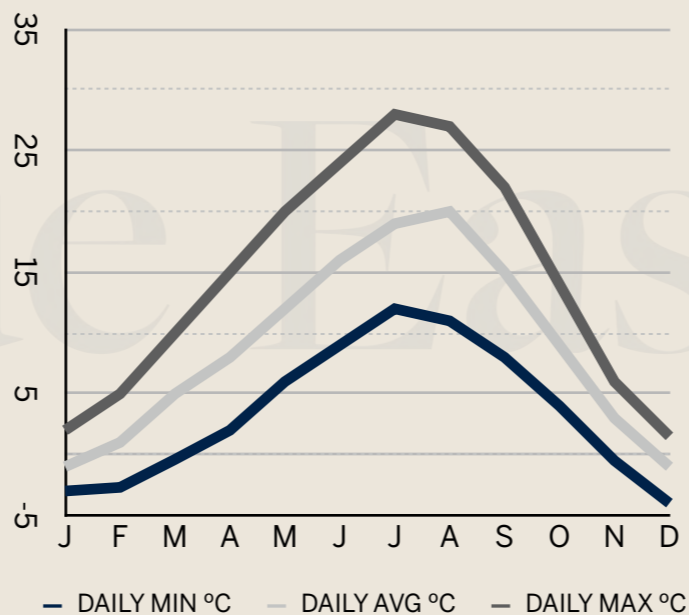
1,900

ANNUAL HOURS OF SUNSHINE

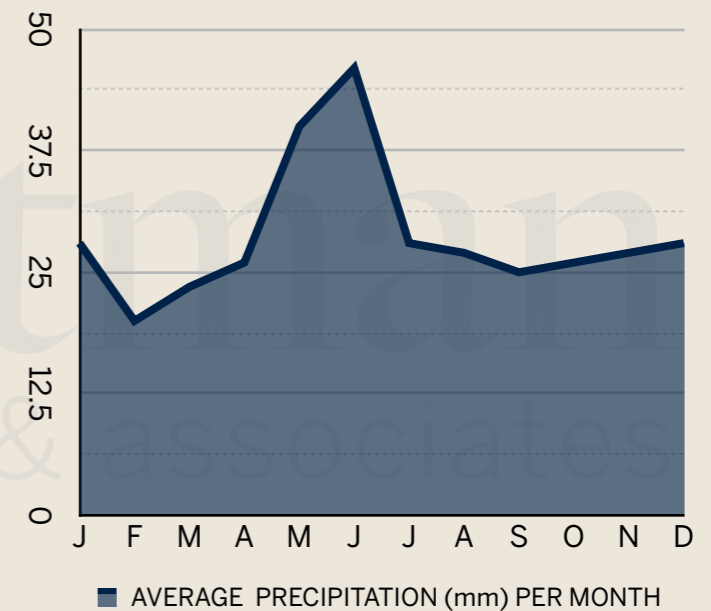
AVERAGE HOURS OF SUNLIGHT



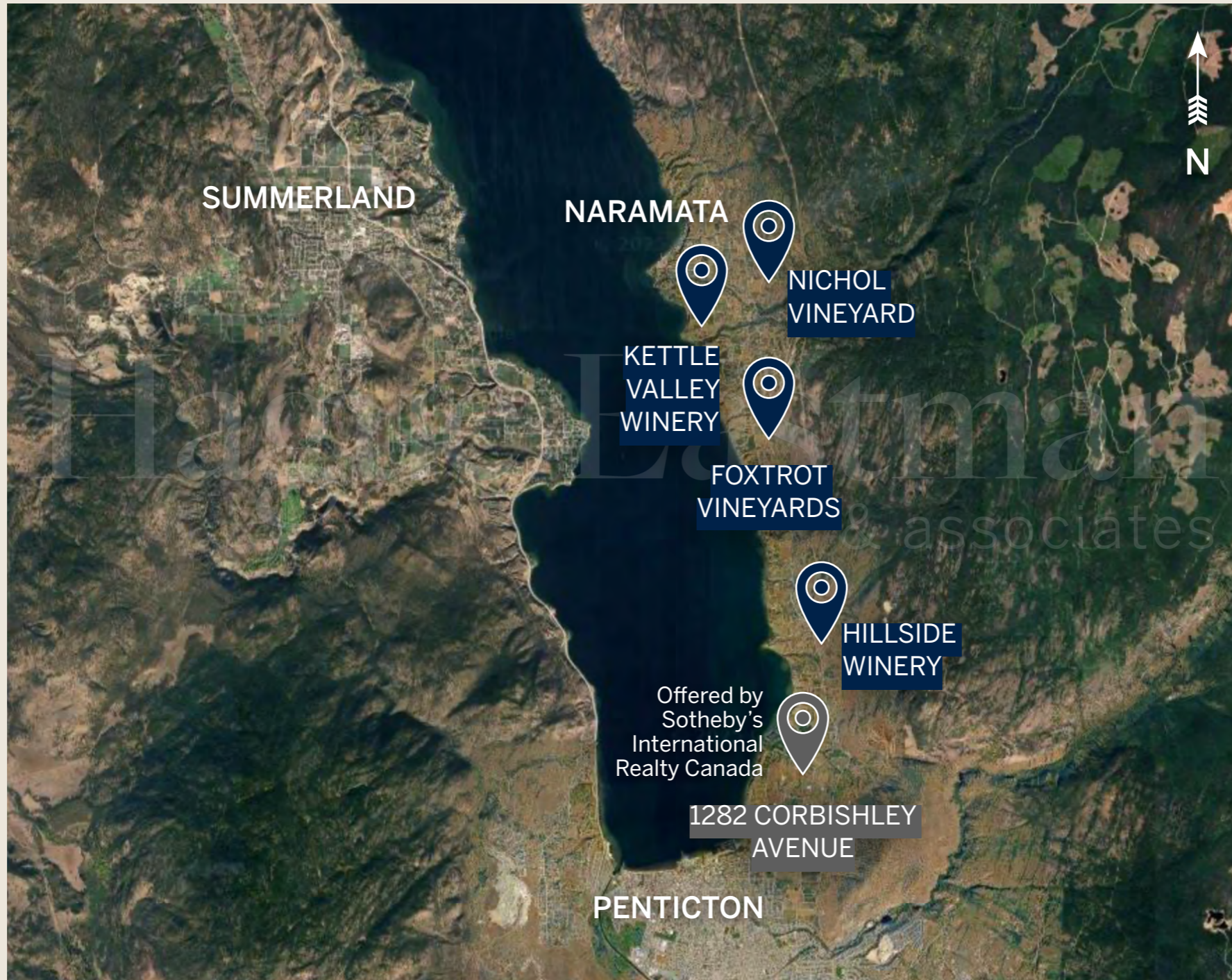
AVERAGE TEMPERATURE



AVERAGE RAINFALL



Location within South Okanagan

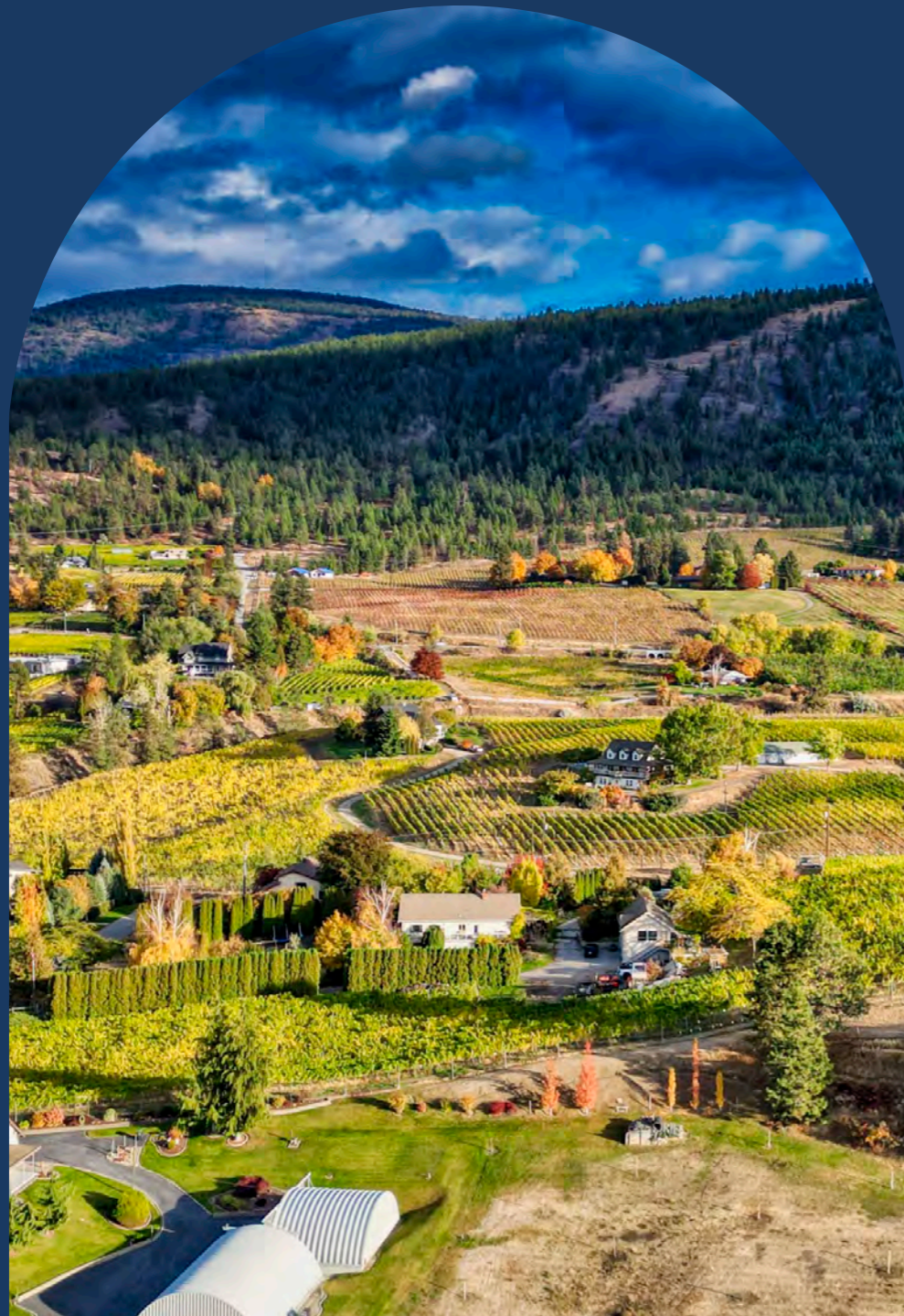


British Columbia Wine Regions



Vineyard Estate in Penticton, BC

PLEASE DIRECT INQUIRIES TO



Nicole Eastman

ASSOCIATE BROKER
BCOM (HON) ACCOUNTING/REAL ESTATE
PERSONAL REAL ESTATE CORPORATION
HAGUE EASTMAN & ASSOCIATES

778.877.4821
nicole.eastman@sothebysrealty.ca



Paul Hague

PERSONAL REAL ESTATE CORPORATION
HAGUE EASTMAN & ASSOCIATES

604.328.7760
paul.hague@sothebysrealty.ca

Sotheby's | Canada
INTERNATIONAL REALTY

Hague Eastman
& associates

vancouverrealestatesales.com

© 2026 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.