



**Sweeping Views of Okanagan
Lake & Valley - Naramata, BC**



www.landquest.com

Robert Armstrong
robert@landquest.com
(250) 307-6457



Your Land. Your Legacy. Our Expertise.



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Sweeping Views of Okanagan Lake & Valley - Naramata, BC

PROPERTY DETAILS

Listing Number:	25200
Price:	\$2,750,000
Taxes (2025):	\$4,100
Strata Fees:	\$50.00/month
Size:	11.33 acres
Zoning:	LH1

DESCRIPTION

Perched Above Okanagan Lake - A Modern Architectural Sanctuary

Set high above the valley floor, where eagles glide and panoramic views unfold to the distant horizon, lies a private sanctuary seamlessly integrated into the rugged terrain. Carved into rocky outcrops and overlooking sweeping lake vistas, this extraordinary residence offers a rare harmony between natural majesty and architectural brilliance. Even the sky seems bigger and bolder up here!

Just beyond Naramata, you ascend the winding road towards Chute Lake to this masterpiece, conceived and brought to life by the renowned Omar Gandhi Architects. Every detail reflects a deep reverence for the surrounding landscape. Anchored firmly into the hillside, the structure rises organically from the earth. The lower level and garage support the elevated main living spaces, where floor-to-ceiling glass and expansive sliding doors erase the boundaries between inside and out. To the south and west, uninterrupted views of the Okanagan Valley command attention, while to the north, the property is bordered by

Okanagan Mountain Provincial Park. Proximity to the protected lands ensures lasting privacy and tranquility.

Designed with foresight and resilience, the residence is clad in weathering corten steel and shou sugi ban cedar siding, materials chosen for their exceptional durability and natural resistance to the elements, including wildfire. The design responds to both environmental and aesthetic considerations, creating a home that is as enduring as it is beautiful.

A covered breezeway with an aesthetic rusting steel stairway provides primary seamless access to the home.

Inside, the home flows effortlessly. The open-concept kitchen, dining, and living areas extend toward a generous balcony, maximizing light and livability. Custom maple cabinetry enhances the seamless aesthetic, cleverly concealing appliances within its warm wood grain and contrasting dark finishes. High-end features include self-closing drawers, retractable shelving, and generous quartz rock and maple countertops—all illuminated by a central skylight that infuses the space with natural light.

The primary suite exemplifies serene minimalism. Bathed in daylight through full-height windows, the bedroom features a built-in birch bed and cupboards. The luxurious en-suite bathroom has stone-tiled finishes, an oval soaking tub, and an open-concept shower. A glass door in the bedroom opens directly to the private patio and outdoor lounge area which connects via an elevated walkway to the main south-facing balcony. To the west, a stone path winds down through an irrigated rock garden, leading to the lower-level parking and garage.



A flexible secondary bedroom and project room offers multipurpose functionality with a built-in murphy bed that folds discreetly into the surrounding birch millwork. Ideal as a guest suite, studio, or office, this space encourages creativity and adaptability. The second full bathroom is a step away.

Accessed via a graded gravel driveway, the property includes several flat landings suitable for future development, RV parking, or storage. At the summit, a spacious level area provides ample turnaround space and parking options. The double garage accommodates two vehicles with additional room for storage, a home gym, or recreational gear. The garage also provides access to the mechanical room, which boasts a reverse osmosis system, providing exceptional quality water to the home. High quality pure air is produced from the energy efficient forced air heat recovery ventilation system.

For those so inclined, there are no restrictions on helicopter access and landing on the property. The property and home are also exempt from the Canadian foreign buyer ban.

This is more than a home—it is a bold expression of modern living in tune with nature. A true architectural sanctuary where design, function, and the wild landscape converge.

LOCATION

Lot 9, 7080 Glenfir Road - Naramata, BC

DIRECTIONS

At the intersection of North Naramata Road and Chute Lake Road, turn right onto Chute Lake Road. Follow Chute Lake Road for 3 km, then turn left onto Glenfir Road. Turn right at the next intersection to continue up Glenfir Road. The driveway leads off the cul-de-sac and is the middle of three driveway access points.

AREA DATA

Within the sunny Okanagan-Similkameen Region of BC, the Village of Naramata lies 15 kilometres north of Penticton. The Glenfir home is 12 km north of Naramata. The scenic road winds northward on the eastern side of Okanagan Lake, passing by

a multitude of wineries and fields of grapevines stretching out in every direction. Award-winning wines and restaurants showcasing local foods line the route.

Agriculture and tourism form the economic base of the Naramata area. The agricultural sector, once mostly consisting of orchards, is rapidly being supplanted by vineyards and wineries that are collectively referred to as the “Naramata Bench.” Tourism is served by motels, beachside resorts, and a variety of bed and breakfast operations that cater to summertime visitors. Summer months see a spike in inhabitants and economic activity. In addition to the wineries, cideries, and craft spirit producers, a weekly farmers’ market, community garden, and numerous roadside produce vendors ensure convenient access to fresh seasonal fruit and vegetables. The Glenfir home’s tranquility is unaffected by tourist season, but it is close enough to join in if desired.

With no major road access from the north, Naramata is only visited by those who want to be there. The Glenfir property offers peace and serenity in all seasons, with spectacular gold Okanagan sunsets and the splendour of the moonlight glistening on Okanagan Lake. This charm extends to the Glenfir property but is enhanced by its immediate proximity to the peaceful and beautiful natural surroundings of the Okanagan Mountain Provincial Park.

Much of Naramata lies within the bounds of the Agricultural Land Reserve, created by the British Columbia government in the early 1970s as a food security measure and largely responsible for preserving the character and pace of Naramata, which is seen by many as its biggest charm.

Naramata’s artists and artisans flourish in the area. This entire area is a photographer’s dream come true. Original creations, from pottery to paintings, are sourced from the village or private galleries throughout the area.

To the south, Penticton lies between Okanagan Lake and Skaha Lake. With a population of around 42,000, this city is well known for its vibrant wine industry, craft breweries, and warm sunny weather. Ranked as Canada’s 9th most liveable city, Penticton and the area are the perfect four-season playground for visitors of all ages looking to get out in nature and experience world-class hospitality. Okanagan Lake has a popular beachfront walkway, lined with sandy beaches, shady treed grass, a kids’ playground, picnic tables, and plenty of options for a game of volleyball, basketball, and more. Ice cream, cafes, restaurants, pubs, and an eclectic mix of shops abound with easy access to necessary services and amenities.

RECREATION

With the abundance of recreational activities available in this region, the plethora of four-season activities available are literally endless. The following is a very condensed list of activities easily enjoyed in the immediate vicinity.

Okanagan Mountain Provincial Park

The Okanagan Mountain Provincial Park neighbours this property and is one of the largest in the area. With six marine campgrounds, secluded bays, and sheltered sandy beaches tucked into the 33 kilometres of undeveloped shoreline, it is considered a boater’s paradise, making water exploring a true adventure.

Above the lakeshore, there are over 10,000 hectares of rugged grassland and forest landscape. It is accessible only on foot, horseback, or bicycle. Trails and rustic campsites are the only facilities in this area of the wilderness. A climb to the top of Okanagan Mountain leads to a lake view to the west and the Monashee Mountains to the east.

The park boundary is literally 30 metres from the house, and it is a 5-minute walk from the home to gain access to the Wildhorse Canyon Trail that circumnavigates the Okanagan Mountain Park.

The trailhead to Divide Lake and Baker Lake is also easily accessed on foot from the home. Rock climbing in the park is a mere 10-minute walk from the house.

Okanagan Lake

The beautiful sandy beaches and miles of refreshing Okanagan Lake provide the means to every watery sport you can imagine. From paddling to waterskiing, to floating and boating, there isn't a chance someone's dream will not come true! Manitou Beach in Naramata is a great entry point to the far reaches of this lake. The Glenfir property is a 5-minute drive to Indian Rock, where kayaks can be launched for paddling adventures into the park.

Naramata Wineries

Wineries are the hot ticket in the Okanagan, with Okanagan Wine Festivals held during the spring and fall. Naramata Bench is home to over 40 wineries, some of the most acclaimed wineries in the Okanagan Valley. Each provides its unique style and approach to winemaking from the small, family-owned winery to the larger, more modern operations.

Kettle Valley Railway

KVR, part of the Trans Canada Trail, is perhaps one of the most incredible hiking and biking trails in the area, winding down from Chute Lake to Naramata, around Penticton, and beyond. Trailhead access and parking is a short five-minute drive from the Glenfir property.

Three Blind Mice Mountain Biking Trails

These trails overlook Okanagan Lake to the west and are mainly composed of beautiful ponderosa pine, rock bluffs, and grasslands. These trails offer downhill runs that flow through the forest and beautiful views of the orchards and vineyards that border the Okanagan Lake. With more than

80 trails in the network, you can vary your ride from green to double black runs.

HISTORY

The townsite of Naramata was founded by John Moore Robinson, who started the fruit industry in this part of the Okanagan Valley and founded the townships of nearby Peachland and Summerland. Robinson named the town Naramata, meaning the Smile of the Manitou, after Naramattah, the wife of the great Sioux Indian Chief Big Moose.

In the early days, Naramata could only be reached by paddle wheeler, until a horse and carriage road was driven through in 1910, connecting the community to the village of Penticton to the south. In 1915, Naramata became a stop on the new Kettle Valley Railway, bringing prosperity to the previously remote community.

MAP REFERENCE

49°40'15.68"N and 119°36'24.55"W

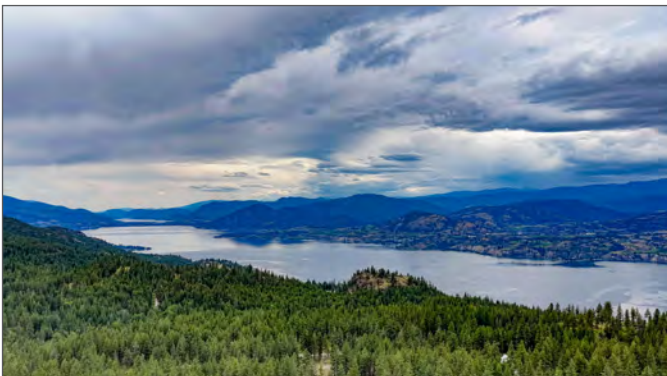
SERVICES

- Power
- Cellular service
- Drilled rock aquifer well
- Septic field

LEGAL

STRATALOT9DISTRICTLOT2711SIMILKAMEEN DIVISION YALE DISTRICT STRATA PLAN KAS600 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1

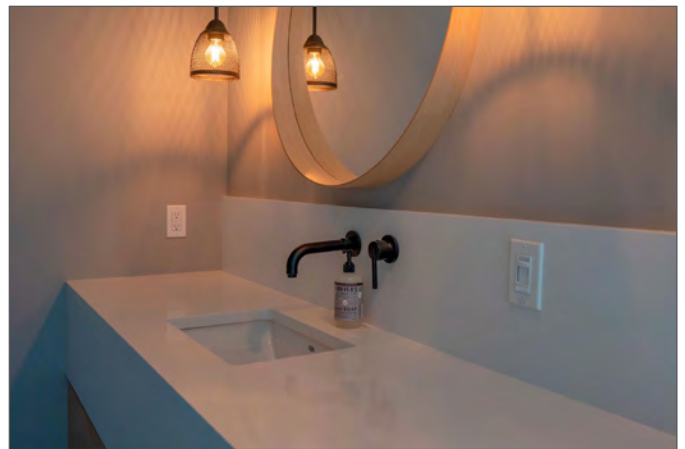
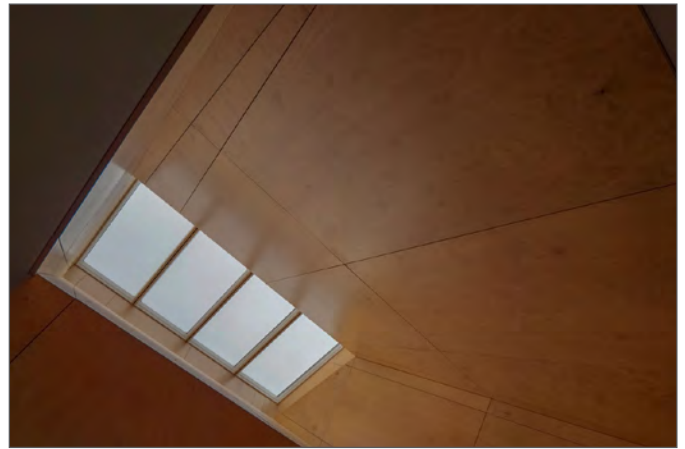
PID 029-325-838

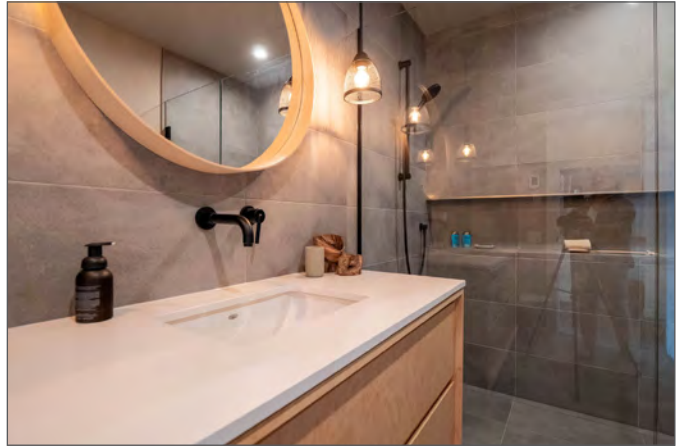


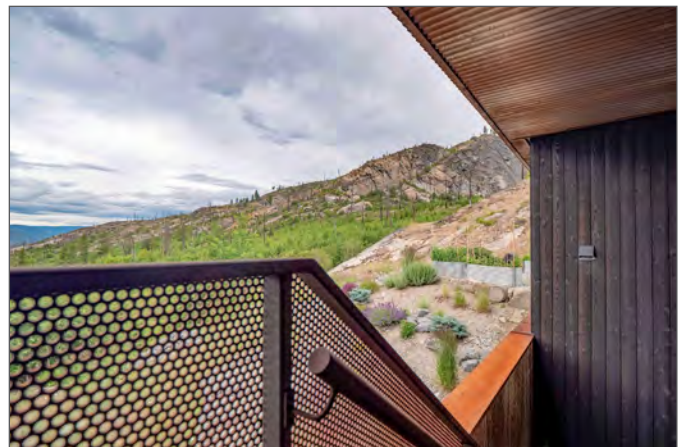


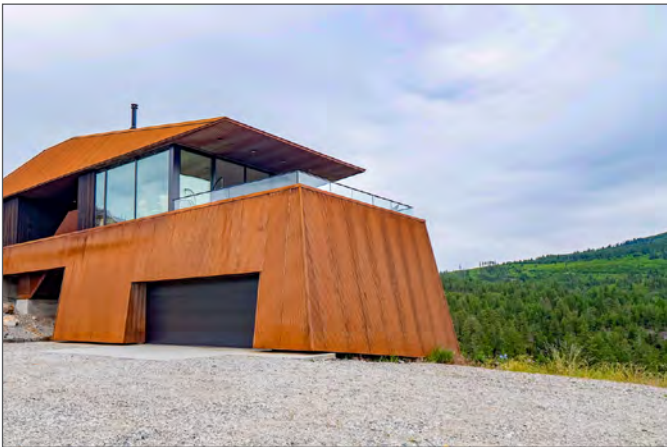
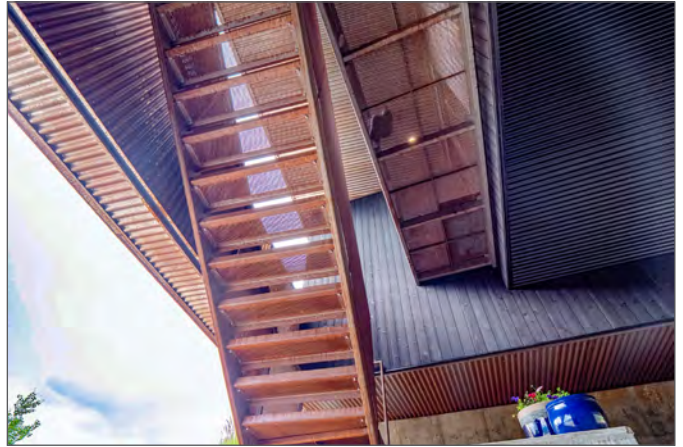




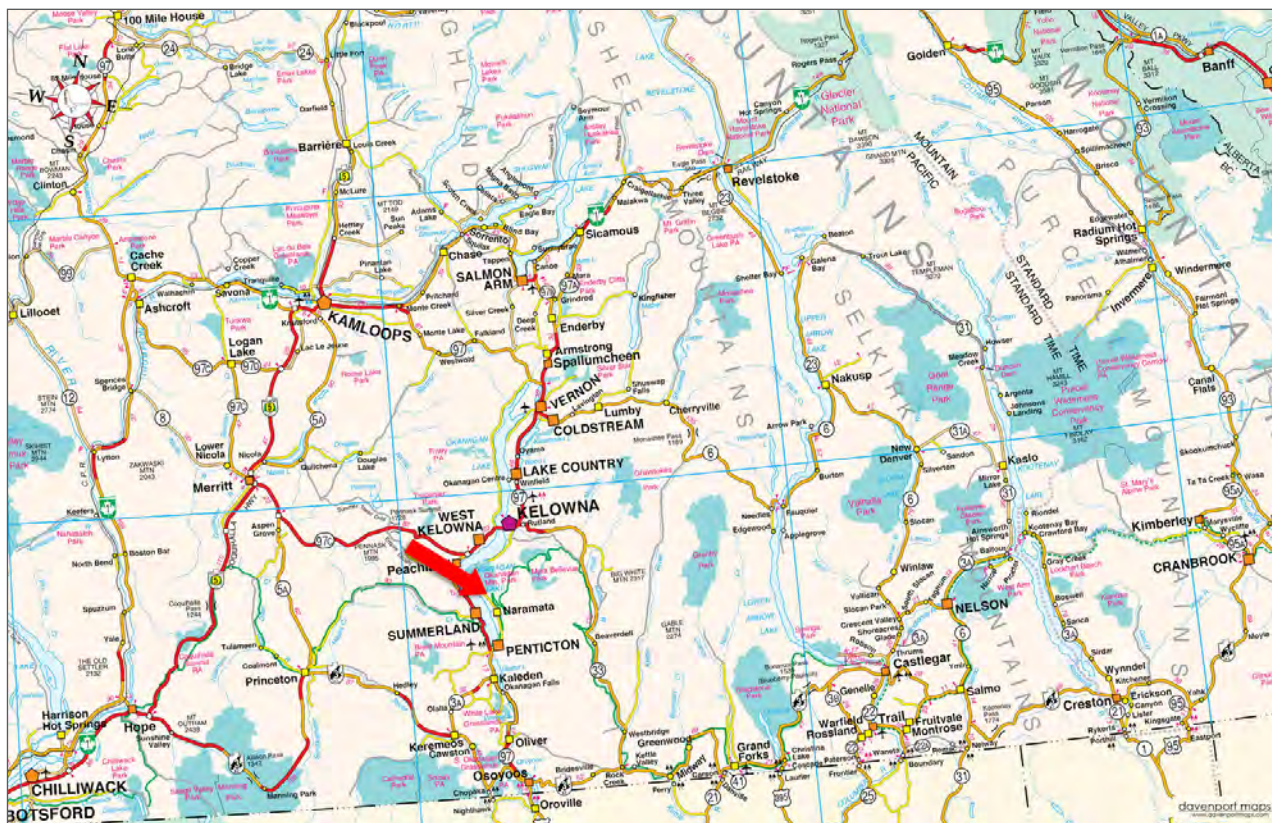


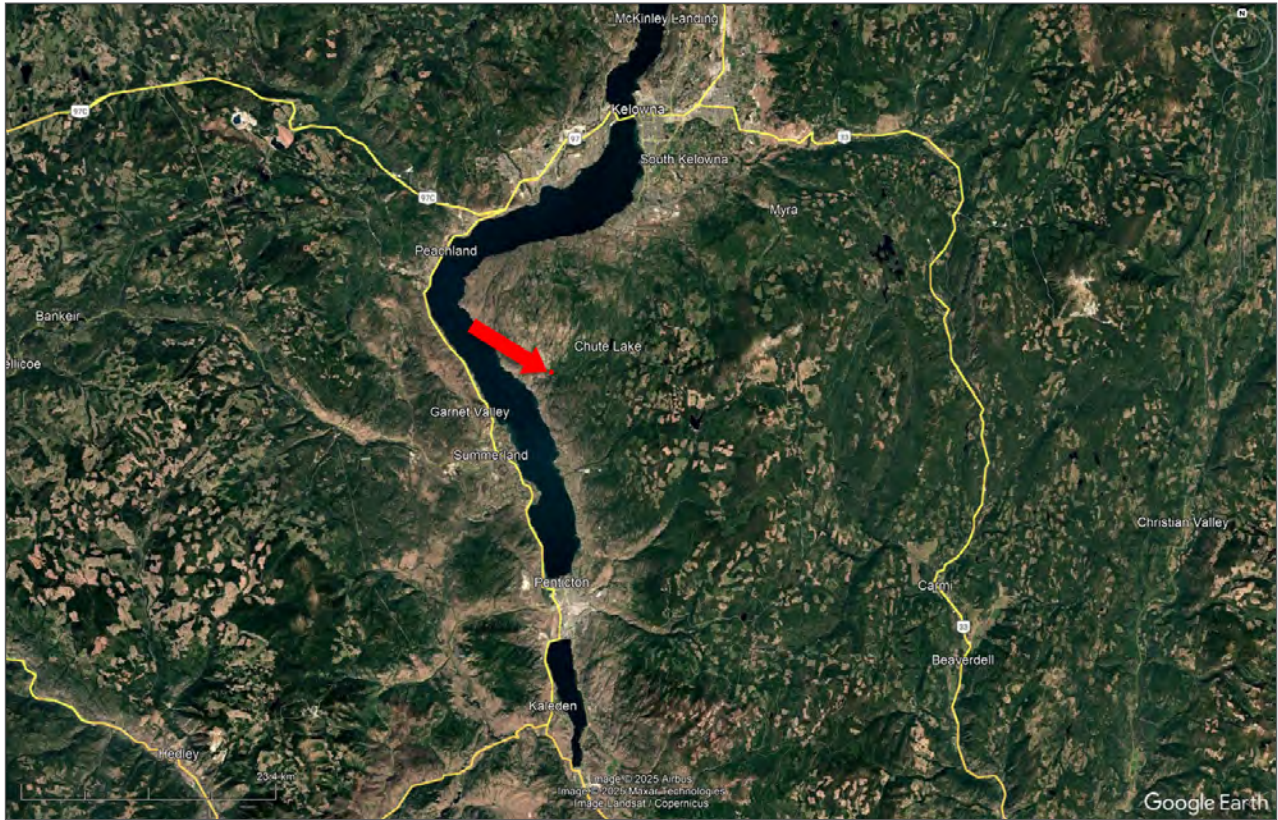


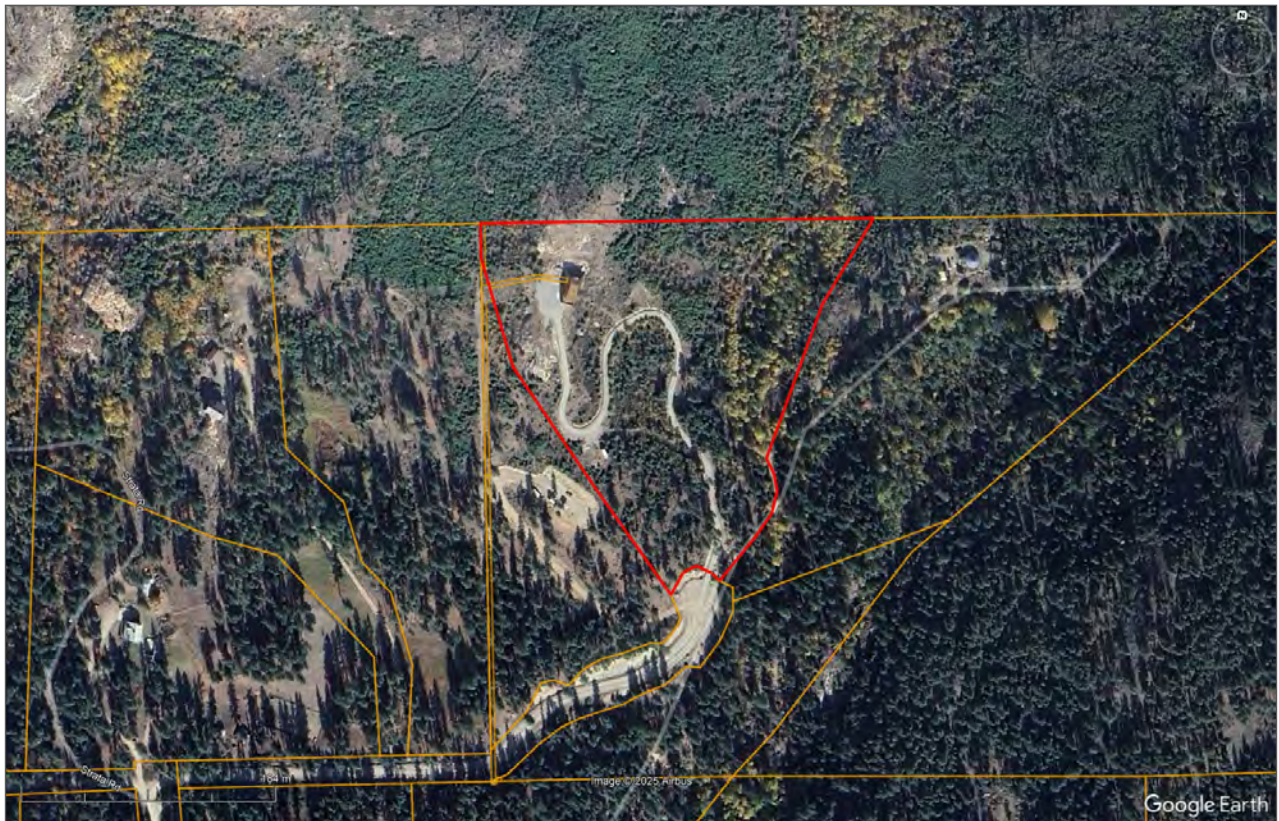
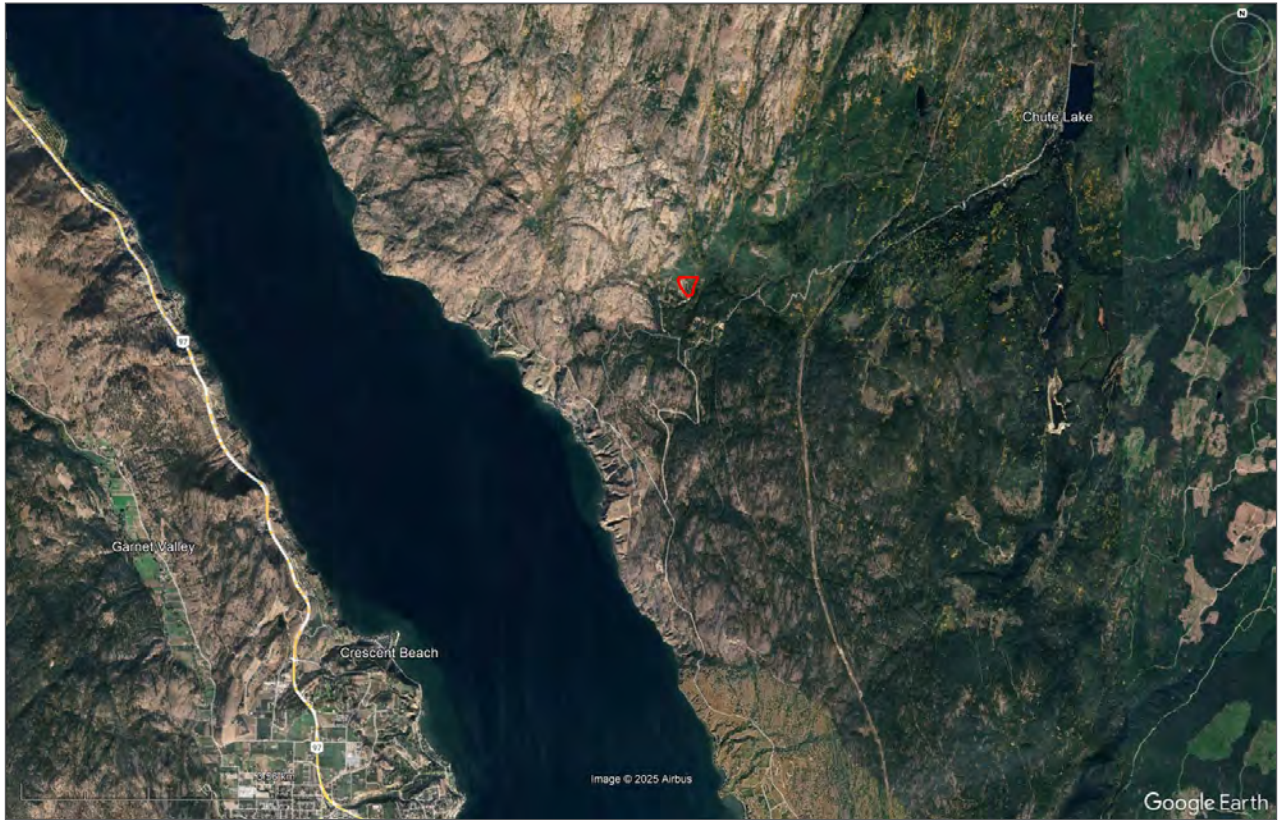


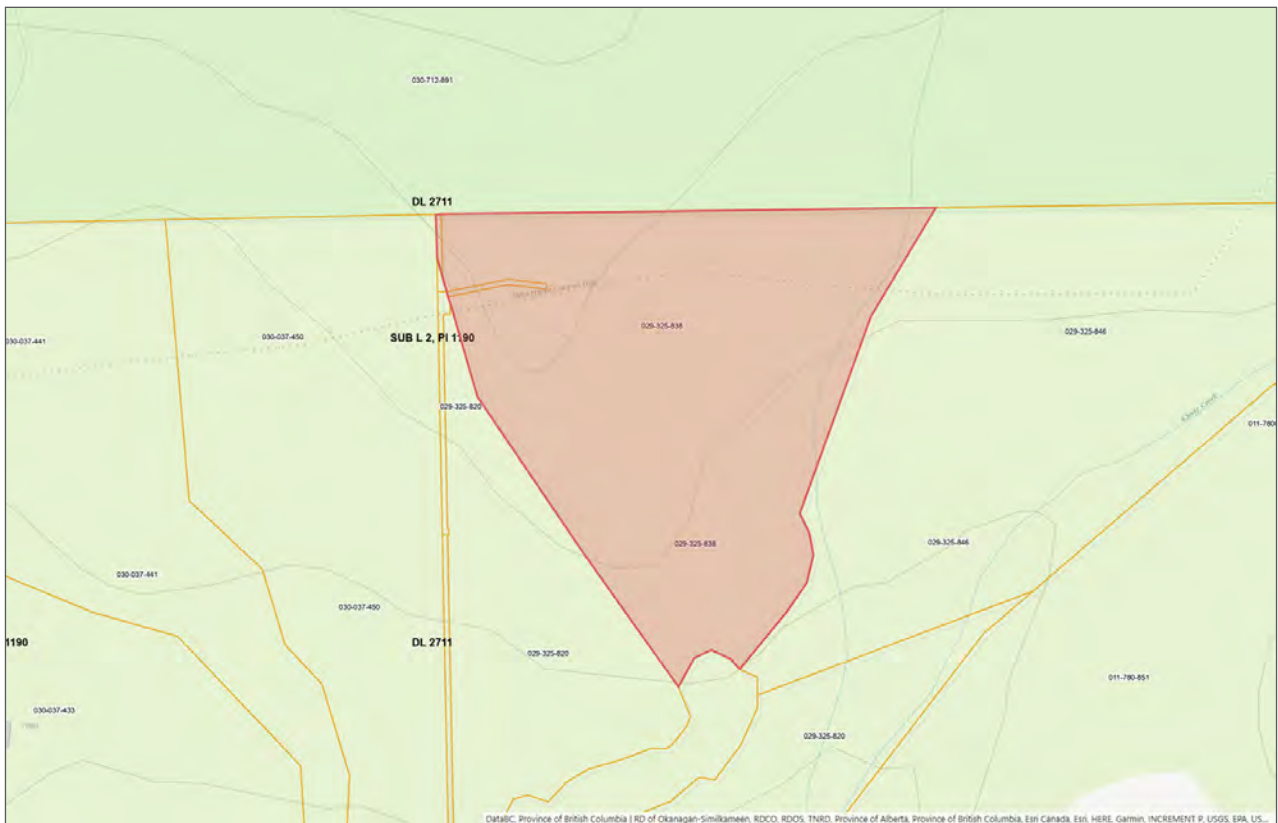
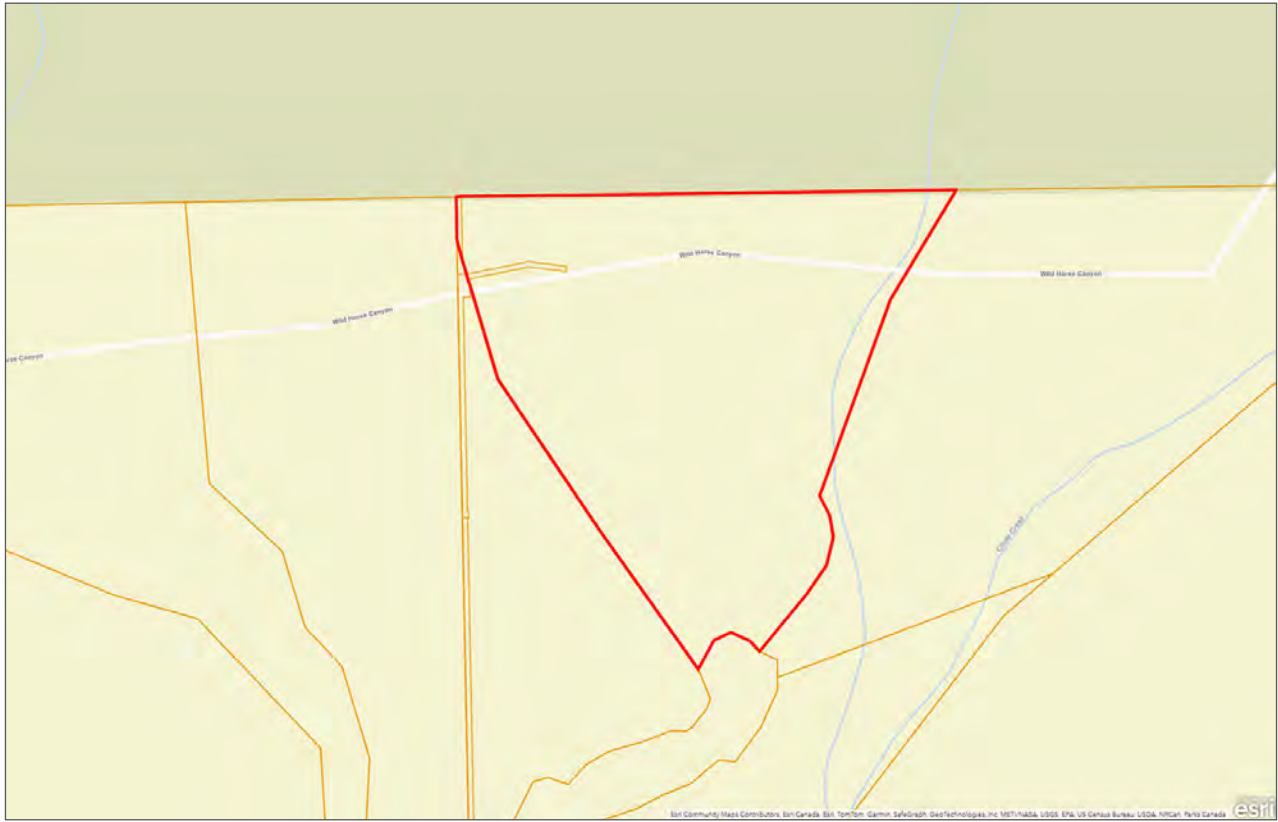














Your Land. Your Legacy. Our Expertise.



www.landquest.com



Robert Armstrong

Representative
robert@landquest.com
(250) 307-6457

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)