



JANE HOFFMAN
REALTY

10 ACRES WITH VINEYARD - SCENIC SETTING



PROUDLY MARKETED BY SHERRY TRUMAN

11777 Morrow Avenue
Summerland, BC

DETAILS

Address 11777 Morrow Avenue
Summerland, BC

Bedrooms 5
Bathrooms 6 Full
Finished Area 5676 sq. ft.

SPECIFICATIONS & FEATURES

Lot Size	10 Acres	Exterior	Stucco
Main Level	2141 sq. ft.	Roof	Asphalt/Fibreglass Shingles
Upper Level	1397 sq. ft.	Heating	Natural Gas, In Floor Electric
Lower Level	2138 sq. ft.	Fireplace	2 Gas Fireplaces
Water	Municipal	Garage/Driveway	10 Vehicle Parking
Sewer	Septic System	Foundation	Concrete
Views	Mountain, Valley		

Room Sizes - Main Level

Foyer: 14 10 x 7 1
Dining Room: 18 5 x 11 7
Kitchen: 10 10 x 18 8
Living Room: 22 11 x 27 11
Den / Office: 17 7 x 12 11
Rec Room: 13 11 x 14 6
Laundry: 13 9 x 11 1
Full Bathroom: 11 10 x 6 10

Room Sizes - Upper Level

Primary Bedroom: 15 7 x 18 8
Walkin Closet: 12 11 x 8 5
Full Ensuite Bath: 17 9 x 12 9
Bedroom: 12 11 x 11 1
Bedroom: 14 x 12 3
Bedroom: 13 11 x 10 9
Full Bathroom: 9 7 x 5

Room Sizes - Lower Level

Kitchen: 23 x 11 11
Rec Room: 16 8 x 26 4
Family Room: 27 9 x 15 4
Full Bathroom: 6 2 x 9 9
Full Bathroom: 15 1 x 7 8
Bedroom: 20 11 x 12 10
Full Ensuite Bath: 7 3 x 7 8
Gym: 19 5 x 13 6
Laundry: 17 5 x 6 5
Storage: 6 4 x 6 11
Storage: 6 x 6 5
Utility: 9 11 x 7

Inclusions

- JennAir S/S Side by side fridge freezer
- Double oven
- Microwave
- Frigidaire stove
- 5-burner gas range
- Bosch Dishwasher
- Electrolux washer/ dryer
- Fisher & Paykel French door fridge/freezer
- Frigidaire microwave/fan
- Eurocave wine fridge
- Kenmore washer / dryer

Note: Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.



WELCOME TO 11777 MORROW AVENUE

Beautiful vineyard in Summerland offering 10 acres. With picturesque landscapes and an abundance of vines, this property is reminiscent of a classic French vineyard. Organic grapes from this vineyard are currently sold to wineries in the local area. A long driveway leads through the property to the home.

Inside, the home boasts a bright interior with wood accent beams and rich hardwood floors adding a touch of warmth. Large windows throughout capture the stunning surroundings.

The living room is a fantastic space for unwinding and enjoying the ambiance of the gas fireplace. A custom fireplace mantle and wainscoting add a touch of timeless elegance to the living room.

Gorgeous gourmet kitchen finished with white cabinetry, a neutral granite, a white farmhouse sink and professional stainless steel appliance package. Gather at the centre island and look out over the acreage. The primary bedroom is a tranquil retreat with a spa-inspired ensuite featuring a large glass shower, double sinks and a soaker tub.

Lower-level offers an in-law suite ideal for hosting friends and family. Multiple out buildings for storing equipment and a tennis court on site. Spacious oversized concrete parking area with room for all your toys. Discover this once in a lifetime opportunity to enjoy.

Listing Agent - Sherry Truman | Contact sherry@janehoffman.com or 250-215-9006





















11777 Morrow Ave, Summerland, BC

Main Floor Exterior Area 2141.71 sq ft
Interior Area 2034.62 sq ft



1st Floor Exterior Area 1397.00 sq ft
Interior Area 1310.53 sq ft
Excluded Area 1.85 sq ft



PREPARED: 2023/10/14



11777 Morrow Ave, Summerland, BC

Lower Level Exterior Area 2138.22 sq ft
Interior Area 2030.96 sq ft



PREPARED: 2023/10/14



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

OKANAGAN DEVELOPMENT CONSULTANTS INC.

<p>LAND & BUILDING DEVELOPMENT CONSULTANTS 8-116 HENDRY AVENUE, SUMMERLAND, BC V0H 1E5 PH: (250) 494-0747 FAX: (250) 494-0748 CELL: (250) 308-6524</p>	<p>PROJECT: REPOSED REVED LAND FOR SUMMERLAND HUBBY LTD. PROJECT ADDRESS: 11777 MORROW AVE, SUMMERLAND, BC U.S.A. DESIGNATION: 228 A, PARCELS 24, 25-45 CURRENT ZONING: R1 DRAWING DATE: FEBRUARY 2024 DRAWING NO.: 2024-02</p>	
--	--	--

OKANAGAN DEVELOPMENT CONSULTANTS INC.

LAND & BUILDING DEVELOPMENT CONSULTANTS
 45016 HENDY AVENUE, SUMNERLAND, B.C. V0H 1S0
 PH: (250) 494-0747
 FAX: (250) 494-0746
 CELL: (250) 809-6804

PROJECT:
 PROJECT ADDRESS:
 USUAL DESCRIPTION:
 CURRENT ZONING:
 DRAWING DATE:
 PLOT DATE:

PROPOSED VINEYARD LAYOUT FOR SUMMERGATE WINERY LTD.,
 11777 MORROW AVE., SUMNERLAND, B.C.
 LOT 6 PLAN 182, PL 2645
 A
 FORWARRANTO, 2018
 Version B, 2018



BLOCK AREA CALCULATIONS			
BLOCK -	*OF ROWS & LENGTH (m)	APPROX AREA:	APPROX #OF - PLANTS/ POSTS
A (TOTAL)	66 - 5259.51m	1.35ha (3.34ac)	5561/1055
Pile Spacing - 10' Spacing from Start/ End Pile 20' Mid Pile spacing afterwards			
Plant Spacing of 3.5'			
3 Plants per 10' Pile, 6 Plants per 20' Pile (See Trills Detail)			
TOTAL AREA FARMED		1.35 ha (3.34ac)	
TOTAL PROPERTY		3.97 ha (9.83ac)	

EXCEPTIONAL FEATURES

- 10 acres with vineyard in a scenic a setting in Summerland
- Private outdoor dining area plus a hot tub over-looking the beautiful Okanagan valley and mountains
- This property is reminiscent of a classic French inspired estate with its picturesque views of the vineyard and landscaping
- Beautifully finished open concept home features a bright interior with wood accents and rich hardwood floors
- This home offers 2 fully equipped kitchens with stainless steel appliances
- The lower level is the perfect space for hosting friends and family with the added bonus of a full in-law suite. The suite features stunning wood accents throughout
- Oversized concrete parking area with room for multiple vehicles and or toys
- 60 ft. x 40 ft. Quonset, 350 sq. ft. un-serviced detached studio
- One of the many spectacular features of this home is the on-site tennis court
- A fantastic location near schools, wineries, shopping, restaurants, biking/walking trails and all Summerland amenities

Foyer

- Front door with glass panels and matching side window
- Open to the kitchen and dining room
- Contrasting wood beams define the space
- Recessed lighting and tile flooring throughout this entire area

Kitchen/Dining

- Spacious kitchen with white ice polished granite countertops perfectly complemented by Italian marble honeycomb mosaic backsplash that reflect light from the recessed lighting and hanging light fixtures
- A chef's gourmet kitchen with stainless steel appliances, carbonated water on tap and entertainment sized island with built-in stove top and bar seating for 3
- The kitchen is filled with natural light streaming through large windows that capture expansive views of the surrounding mountains and valley
- Sleek white cabinetry with shaker-style doors
- The upper cabinets extend to the ceiling, providing ample storage space
- Gatherings at the island can enjoy the beautiful views
- The open design creates a great flow for entertaining friends and family
- Room for a spacious dining room table illuminated by an elegant chandelier

Living Room

- Spacious living area surrounded by windows and featuring architecturally inspired wood ceiling beams adding a warm atmosphere to the room
- Rich hardwood flooring and recessed lighting
- This is the perfect space for unwinding while enjoying the ambience of the oversize gas fireplace with herringbone tile interior and custom cast stone surround adding a timeless elegance to the room
- Convenient access to the kitchen, making this a great space for entertaining

Laundry

- Spacious room with folding counter, hanging space, undermount sink, floor to ceiling shaker-style storage cabinetry, tile flooring, direct access to the outdoors

Rec Room

- This room is perfectly located off of kitchen and main living area
- Currently accommodates a pool table with overhead lighting, could be used for a variety of purposes

Office

- Spacious office with mountain facing windows
- 3 built-in desks with additional cabinetry and shelving
- Recessed lighting and large window illuminate this room

Main Level Bathoom

- 4-piece bath located on the main floor featuring undermount sink set in wood vanity, wall mounted mirror with bar light fixture, wall mounted shelving for towels, built-in shelving, window, acrylic tub/shower combination

Bedrooms Upper Level

- Primary bedroom complete with a fireplace, walk-in-closet and 5-piece spa-inspired ensuite, recessed lighting, hardwood flooring
- Additional 3 bedrooms on this floor all featuring, double door closets, large windows and hardwood flooring

Bathrooms Upper Level

- 4-piece main upper level bath features vessel sink set on wood shaker-style vanity with mounted mirror and bar lighting, wall mounted toilet, tub/shower combination with hand wand shower head and tile surround, tile flooring
- Primary bedroom 6-piece ensuite features a jacuzzi style tub with tile surround, seamless glass and tile shower with 2 hand wand shower heads, large vanity with 2 vessel sinks and 2 wall mounted mirrors with bar lighting, recessed lighting and sconce lighting

Bedrooms Lower Level

- Features an in-law suite which has 2 bedrooms offering large windows, walk-in-closets and 3-piece ensuite. Once room used as the gym

Bathrooms Lower Level

- Two 4-piece baths on lower level feature tub/shower combinations, wood vanities with vessel sinks, wall mounted mirrors, tile flooring,
- 3-piece ensuite also on lower level features seamless glass shower, wood vanity with vessel sink, mounted mirror and bar lighting, tile flooring

Lower Level In-law Suite

- Featuring a fully equipped kitchen, with stainless steel appliances, and wood shaker-style cabinetry
- Gym is naturally illuminated by light from the window plus recessed lighting, this room features a wood feature wall, and rubber gym matting
- Flex space features tile flooring, large window, wood beam accents
- Additional laundry room on this level
- This suite has its own private access to the exterior through double glass French doors



LISTED BY SHERRY TRUMAN

C: 250-215-9006

T: 250-860-7500

E: sherry@janehoffman.com



JANE HOFFMAN REALTY

JANE HOFFMAN REALTY

janehoffman.com | 250-866-0088



JANE HOFFMAN
REALTY

LEADERSHIP WITH EXPERIENCE

250-866-0088

JANEHOFFMAN.COM