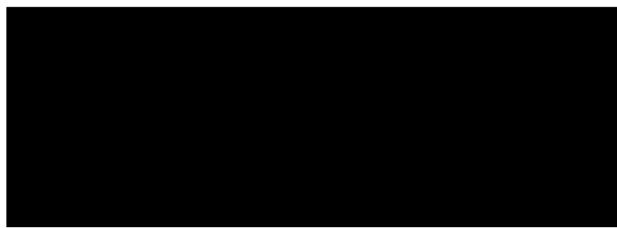


Short Term Vacation Rental Proposal



Introduction

Greetings. We are Timothy and Elaine Burns and we are excited to be residents of the beautiful rural area of Naramata. We are thrilled that our dream of living in Naramata has finally come true. Our home is a spacious property sitting on a half-acre lot, and while it is just the two of us living here, we would love to share a special part of it with others. We have taken time and care to turn our self-contained secondary suite into a cozy retreat. We would like to offer it to visitors as a peaceful space to enjoy all that Naramata has to offer.

Occupancy

We are proposing a short-term rental for the suite, which is a legal unit within our home. The property is zoned RS3 permitting both a secondary unit and a bed and breakfast operation. The suite spans 750 square feet and includes one bedroom, one bathroom and all the modern amenities needed for a comfortable stay. Nestled in a quiet location, the suite features stunning views of Okanagan Lake, stretching from Penticton to Peachland, creating a serene atmosphere.

Thanks to our central location in Naramata, guests will be within easy reach of local wineries, the village and have direct access to the KVR Trail. We anticipate that the suite will attract discerning visitors seeking a relaxing, quiet getaway, ideal for individuals or couples. This setup minimizes the potential for noise and ensures minimal impact on our neighbours. That said, we will have a zero-tolerance policy for parties, loud noise or disruptive behaviour. As we live on the same property, any concerns will be addressed promptly and personally.

A dedicated parking space is provided for guests, and a minimum stay of two nights will be required to help ensure smooth operations. There will be no smoking, pets or parties on the property.

Property Details

We are committed to preserving the natural beauty of the land. The entrance from the road remains in its natural state with natural grasses and both young and mature Ponderosa Pines. The driveway is paved, with solar lighting along the path, and the upper bank has been landscaped using ground cloth, blast rock and junipers.

The suite is located on the entry level of the house and is completely self-contained with its own private entrance. Guests can enjoy outdoor seating areas in front of the large picture windows or in a secluded courtyard partially enclosed by a retaining block wall. For those who enjoy outdoor exploration, the KVR Trail is easily accessible by a trail that runs along the south side of the property.

Neighbourhood

Our home is situated high on the hillside, well above Winifred Road, so vehicle traffic in the area is minimal. The entrance to our driveway is at the top of Mariposa, which reduces the flow of vehicles in both directions along Winifred Road. The suite is located on the far south side of the house, offering privacy from our nearest neighbour to the north. To the south, our neighbour's property is set back and elevated, and the suite is below that grade, ensuring minimal visibility. The mature Ponderosa Pines and large boulder features further enhance the privacy of our space.

Naramata Advantages

Naramata's thriving tourism industry is essential to its economy, with the village, local shops, cafes, and the surrounding wineries attracting visitors from near and far. We are grateful for the opportunity to contribute to the welcoming atmosphere of Naramata by offering our suite to guests. We hope to provide a home away from home for those eager to experience Naramata's unique activities, scenic beauty, sense of community and delicious wine and food offerings.

Conclusion

We kindly request your support as we embark on this new chapter of our journey and contribute to the vibrant community of Naramata. Thank you for taking the time to consider our proposal. We look forward to the opportunity to share our home with visitors and be part of the fabric of this wonderful place.

Contact : Elaine