

12349 Lake Hill Drive Lake Country British Columbia

$3,599,000

An exceptional opportunity to acquire a fully registered 14-lot residential development in the prestigious community of The Lakes. Spanning 5.56 acres, this offering presents a rare opportunity to secure a significant residential land holding in one of the Okanagan's most desirable communities, with substantial development work already completed. All 14 lots are individually titled with separate PIDs and approved for single-family homes with secondary suites. The owner is also pursuing City approval for potential triplex development, offering additional density and enhanced project potential, subject to approval. Considerable investment has gone into advancing the development, including completed geotechnical work, architectural reports, and $504,879 in Development Cost Charges (DCCs) paid for the 14 approved single-family homes. These DCCs are transferable with the lots, representing a significant cost advantage for the next developer and eliminating a substantial expense from the initial development budget. The setting enhances the appeal, with panoramic lake and valley views and convenient access to schools, beaches, wineries and more. With registered subdivision, individual titles, completed geotechnical work, architectural documentation, and DCCs paid, this is a compelling opportunity to acquire a well-advanced residential development ready to move toward construction, while retaining potential for additional density through the ongoing triplex application. (id:6769)

Other 12'9" x 4'4"
Primary Bedroom 14'11" x 20'1"
Bedroom 14'11" x 12'2"
3pc Ensuite bath 8'1" x 5'11"
Utility room 9'10" x 18'9"
Storage 9'10" x 10'
Storage 14'8" x 5'9"
Recreation room 14'4" x 27'10"
Bedroom 14'2" x 16'7"
3pc Ensuite bath 8'3" x 6'1"
Storage 4'11" x 6'2"
Sunroom 10'3" x 13'7"
Foyer 12'6" x 13'2"
Bedroom 14'9" x 11'1"
Bedroom 14'9" x 10'8"
Dining room 8'3" x 10'2"

Listing Presented By:

Originally Listed by:
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Laundry room 13'2" x 8'2"

Den 9'10" x 9'9"

3pc Bathroom 10'2" x 8'10"

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