



12600 Blagborne Avenue Summerland British Columbia

\$3,300,000

Developers or investors! 6.5 acres of residential RU2 zoned land in the heart of Summerland. Preliminary design plan for 32 lots under existing zoning has been proposed to the municipality. Existing RU2 allows up to 4 dwellings per lot with up to 40% lot coverage and 11 m/3story height per lot indicating potential for 138 dwellings with no rezoning. City water and sanitary sewer lines are right there. 4 minute drive or 16 minute walk to downtown. Views over Summerland and mountains. Gated property includes a well-maintained 2 bed house plus a one-bedroom secondary dwelling, big workshop, 3 car garage and swimming pool. Develop now or hold for the future. Priced very realistically for raw development land. Infrastructure and soft costs estimated at \$115k/lot 2 years ago. Average selling price estimated at \$350k/lot today. Not within ALR (Agricultural Land Reserve). Interior of house and buildings can only be shown on a second showing. 2024 property tax based on agricultural use, which is now discontinued. Summerland includes some municipal 'levies on annual municipal property tax notice. Do not access property without appointment - bad dogs live on site. (id:6769)

Utility room 9'3" x 18'8"
Storage 6'1" x 10'5"
3pc Bathroom 12'3" x 10'
Full bathroom 8' x 8'3"
Full ensuite bathroom 9'8" x 14'10"
Foyer 12' x 9'7"
Sunroom 6'5" x 31'10"
Bedroom 13'8" x 13'8"

Primary Bedroom 13'6" x 15'1"
Kitchen 13'5" x 9'8"
Dining room 13'8" x 9'10"
Living room 24'10" x 21'4"
Bedroom 12'6" x 10'
Kitchen 8'10" x 16'
Dining room 8'8" x 17'8"
Living room 17'9" x 17'8"

Listing Presented By:



Originally Listed by:
Stilhavn Real Estate Services

<http://www.tarrantteam.com/>



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