



## 3612 TORREY PINES Drive Osoyoos British Columbia

\$275,000

Exceptional opportunity to secure one of the few remaining lots in the sought-after Dividend Ridge subdivision. This generous 10,000 sq ft property is ideally positioned with southeast exposure, capturing beautiful natural light and impressive lake views. The lot requires minimal retaining, making it perfectly suited for a level-entry design with garage access on the upper floor and a bright walkout basement or potential suite below. Located on a quiet cul-de-sac, this property offers both privacy and convenience—just minutes to the 36-hole Osoyoos Golf Club, walking trails, schools, dog park, wineries, and downtown amenities. Added value includes completed architectural house plans for a two-level executive home, a topographical survey, and a geotechnical report—providing buyers with confidence and a head start on construction. Dividend Ridge maintains a building scheme to protect quality, while offering flexibility with no mandatory build timeline. Offered significantly below assessed value, this is a rare chance to invest in one of Osoyoos' premier neighbourhoods and build your dream home in Canada's warmest climate. (id:6769)

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