



## 443 MATHESON Road Okanagan Falls British Columbia

\$199,000

SUBJECT TO COURT APPROVAL. Discover a rare opportunity to own a private 1/2-acre lot in the exclusive Golden Hills bare land strata community. One of only 16 lots sharing ownership of 180 acres, this unique property offers exceptional privacy and breathtaking views of Skaha Lake, the surrounding mountains, and valley. Located near Blasted Church Winery, this hidden gem is surrounded by nature, with hiking and walking trails, abundant wildlife, and minimal traffic, creating the perfect setting for your dream home. Bring your own builder and design on your own timeline while enjoying the peace and beauty of this remarkable location.

Please note that power, water, and a septic system will need to be installed at the buyers expense. The monthly strata fee covers snow removal of the main paved road. As an added bonus, GST has already been paid. If you've been searching for a private building site with spectacular views in one of the South Okanagan's most unique settings, this is an opportunity you won't want to miss. VIEWING BY APPOINTMENT ONLY. Must be accompanied by your REALTOR. No walking onto or driving onto the property without a scheduled appointment. Lot line measurements are approximate and should be verified by buyer if deemed important.

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Listing Presented By:



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Chamberlain Property Group Inc.

<https://www.simpsonsellspenticton.ca/>



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