



## 5893 Cosen's Bay Road Coldstream British Columbia

\$1,249,000

36.2 ACRES WITH SPECTACULAR VIEWS OF KALAMALKA LAKE! Surrounded by nature, overlooking the vibrant turquoise waters of Kalamalka Lake, this rare 36-acre legacy parcel offers absolute privacy, striking natural beauty and endless potential with several spots to build your dream home! Gently sloping grasslands cover approximately two-thirds of the property, offering multiple ideal building sites bathed in all-day southwestern sun. The remaining one-third features steeper, forested terrain along the northern edge--perfect for those who value privacy, seclusion and connection to nature. Located near the south end of Cosen's Bay, this peaceful retreat is just minutes from the extensive trail networks in Kalamalka Lake Provincial Park and the iconic Cougar Canyon climbing area! The property has a water license on Sturt Creek & is Zoned LH-Large Holding which permits a single-family home + an accessory home, with other permitted uses such as potential for a B&B home and/or Boarding home (buyer to consult RDNO). Power is available from CB Powerline Utility. The current subscription rate for new CB POWERLINE subscribers is approx \$106,121. Depending on the house (distance from the CBP power source) location it may require an on-site transformer, cost approx \$25,000+. This property is approximately a 15-minute drive to Coldstream, 20-minutes to Vernon and 45 mins to Silver Star Mountain Resort. A truly special opportunity to own a piece of one of the Okanagan's most iconic landscapes! (id:6769)

Listing Presented By:



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