



5973 Pleasant Valley Road Vernon British Columbia

\$2,395,000

DEVELOPER ALERT! Rare development opportunity in the Swan Lake area. OCP-designated for Future Residential, this property offers strong potential for medium-density townhomes/row housing, with possible single-family subdivision or bare land strata (subject to approval; buyer to verify with applicable authorities). Draft OCP approval for higher-density zoning is pending. NOT IN THE ALR, a rare find. Historically an orchard, now a working hay field, offering holding income while you navigate development. Potential for land assembly with the neighboring parcel for approx. 5 acres total. The North Okanagan Water Recovery Project (NOWRP) is under construction, bringing community sewer to Swan Lake, commissioning fall 2027, fully operational by early 2028. This \$49.6M project is a major investment in regional infrastructure and future housing. 2-min walk to Walmart via fenced path, 3 min to major shopping, 10 min to downtown Vernon. The home offers immediate rental value, in excellent condition and rentable as-is. Two fireplaces (electric upstairs, working; cast iron downstairs, not used/not certified). Downstairs bathroom fully renovated (3-piece: shower, sink, toilet), plus electrical stove plug, roughed-in laundry plumbing, and laundry sink. Sellers open to month-to-month rent-back for flexibility during your development process. Land with future upside, generating rental income today. (id:6769)

Storage 7'0" x 5'

Bedroom 11'0" x 9'

Recreation room 14'0" x 12'0"

Utility room 5'6" x 12'0"

Bedroom 13'6" x 12'0"

Full bathroom 11'6" x 10'

Kitchen 11'6" x 10'

Living room 19'6" x 13'0"

2pc Bathroom Measurements not available

Living room 19'6" x 13'0"

Dining room 13'0" x 12'0"

Kitchen 15'0" x 12'0"

Full bathroom 13'0" x 5'0"

Bedroom 13'0" x 10'0"

Primary Bedroom 15'0" x 11'0"

Listing Presented By:



Originally Listed by:
Oakwyn Realty Okanagan-Letnick
Estates

<https://bc-real-estate.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royalpage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.