



## 3177 Hilltown Drive Lot 9 Kelowna British Columbia

\$399,800

Great opportunity to build on this walkout lot in the sought-after community of McKinley Beach. This building lot offers peaceful views of Arrowleaf pond, the forest and hiking trails, and Okanagan lake. It is well suited for a modern two storey walkout home and GST has already been paid making it even more attractive. Located in the master planned community of McKinley Beach overlooking Okanagan Lake, the neighbourhood is known for its quiet hillside setting and strong connection to nature. A network of evergreen hiking trails runs throughout the community and begins just steps from your door, making it easy to get outside for a walk, meet neighbours, or take your dog on the trails or to the new community dog park close by. Residents get to enjoy access to a 1,000 metre stretch of beach along the lake that is perfect for swimming or a picnic and can get access to the private marina for an extra cost. The community also features an amenity centre with a pool, hot tub, sauna, fitness facility, outdoor gym, pickleball courts, a tennis and basketball court, playground, community gardens, and outdoor gathering areas with BBQs and green space designed for residents to connect. Azhadi winery and restaurant is now open as well. Enjoy a peaceful setting along with a convenient location being approximately a 10 minute drive to University of British Columbia Okanagan, Kelowna International Airport, and Lake Country, and about 15 minutes to downtown Kelowna. (id:6769)

Listing Presented By:



Originally Listed by:  
Real Broker B.C. Ltd

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



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.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.