



180 Sheerwater Court 8 Kelowna British Columbia

\$3,374,900

Seize the opportunity to build your dream home on this rare 2.62-acre waterfront property in Sheerwater, Kelowna's most prestigious gated community. One of the final remaining lots in this exclusive enclave, this property offers breathtaking panoramic views of Okanagan Lake, stretching both north and south, with a west-facing orientation to enjoy unforgettable Okanagan sunsets. Nestled in a 70-acre gated estate community, home to the Okanagan's most stunning modern residences, this property provides deep-water moorage with a private boat slip and lift in Sheerwater's exclusive marina. Extensive site preparation has been completed, with over \$1.3 million invested in groundwork, permits, and rockfill, streamlining the building process for a seamless experience. Surrounded by miles of scenic walking, hiking, and biking trails, including direct access to Knox Mountain, this tranquil retreat offers the perfect balance of privacy, nature, and convenience. Located just a short drive to downtown Kelowna, UBC Okanagan, and Kelowna International Airport, this is a once-in-a-lifetime opportunity to create a luxury estate in one of the Okanagan's most sought-after communities.

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