



# 1978 McDougall Street Kelowna British Columbia

\$5,460,000

Considered One of Kelowna's Most Desirable lakeshore properties; offered for the first time in 100 years! This .44 acre lakeshore lot, not restricted by Canada's foreign buyer ban, was the site of one of Kelowna's original & most magnificent homes lost in 2022 - is now a blank canvas to create your own dream vision. With magnificent sunsets, this beautiful 19,000+ sq ft parcel has South West exposure, nestled in the heart of one of Kelowna's most desirable neighbourhoods. With 88 feet of sandy lake frontage providing level access to Okanagan Lake's natural beauty, with room for a large boat /entertainment dock. The expansive, natural sand beach invites leisurely strolls, waterfront activities and endless opportunities for both lakeshore and urban recreation right from your doorstep or your dock, with this gem hidden just off the coveted Abbott Street Corridor. Whether you envision a luxurious private estate with historic architecture or a modern contemporary masterpiece - the possibilities are endless! With the City's adoption of the New Provincial Regulations encouraging density, the site may allow up to 4 dwellings on this large parcel. A short walk brings you to downtown's vibrant cultural district, boutique shops, dining, galleries, entertainment & health facilities. World class wineries, orchards, International Airport and University. 1978 McDougall Street cultivates a perfect balance between serenity, natural beauty and a vibrant four-season urban lifestyle. (id:6769)

Listing Presented By:



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Engel & Volkers Okanagan

<https://suziedoratti.evrealstate.com/>



Royal

LePage Kelowna

#1-1890 Cooper Rd., Kelowna, BC,  
V1Y-8B7

Phone: 250-869-9119  
gregclarke@royallepage.ca

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