



## 11263 Maddock Avenue Lake Country British Columbia

Lake Country South West

**\$1,299,000**



Rare opportunity to acquire a 1.25-acre building lot in the heart of the prestigious Okanagan Centre area of Lake Country. No houses to be built in front of you, as it is a park and playground. Two minute walk to beach with swim dock, three minute walk to Salty Caramel Kitchen and Ice Cream Shop. Fifteen minutes to Kelowna International Airport. Steps from the lake, this lot offers a gently sloping topography to capitalize on the stunning Okanagan Lake views. The lot has access to municipal water, power, gas, and will require a buyer to obtain a septic permit (depending on what they choose to build). RR3 rural residential zoning. Approx. dimensions of 134 feet x 408 feet. Several building site options. The seller has undergone significant work to create building plans for this property and may be available to a prospective purchaser. Current plans show a 3,800+ square foot residence with a triple-car garage, pool, and a legal suite, all fitting comfortably on this lot. Max site coverage 30%. Height is the lesser of 9.5 metres or two and a half storeys. Front yard setback 6 metres. Side yard setback is two metres for a one or one and a half storey home/building, and 2.3 metres for a two or two and a half storey home/building. Rear yard setback seven and a half metres. One single detached home per lot. Great access to nearby waterfront parks, cafes, wineries, and walking trail...



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