



## 11975 Willett Road Lake Country British Columbia

Lake Country East / Oyama

# \$2,499,000



**RE/MAX Kelowna**  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

A developer's dream! Located just a stone's throw from the south shores of Wood Lake, this C-9 Zoned property offers a myriad of opportunities to those who have VISION. There are currently 5 homes on the property (3 small cabins & 2 houses), generating about \$70,000/year in revenue. With almost 3 acres, you have room to build and develop something very special. One of the houses currently on site is massive (approximately 5000 sq ft) and with some renovation could easily be restored to its former glory. A tremendous opportunity to create your dream estate or... for those with vision, this is a wonderful development opportunity! This zoning is the "proverbial unicorn" - the options are simply STAGGERING. C-9 (tourist commercial) may permit: Hotel, motel, care home, multiple dwelling housing and much, much more (NOTE: any proposed development must be approved by the District of Lake Country - the Buyer must perform related due diligence). In addition to the tremendous location and rare zoning, this property has views that are breathtaking - looking west, you have sunlight well into the evening and sunsets that are too beautiful to describe. There is SO much to explain regarding this incredible Okanagan/Lake Country real estate opportunity, please make arrangements for a site visit/meeting at which time the listing agent can explain some of the unique nuances and value-added ...

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