



## 1201 Spiller Road Penticton British Columbia

Uplands/Redlands

**\$5,200,000**

An exceptional opportunity to acquire 72 acres within the City of Penticton and outside the ALR, offering panoramic views over the Naramata Bench, Okanagan Lake, and a direct sightline to Apex Mountain. The property includes preliminary designs for 11 one-hectare lots prepared with Alpin Martin, with the flexibility for buyers to explore alternative concepts or increased density, subject to City approval. Lots are well suited for 2-3 storey homes, with potential for carriage homes and additional accessory buildings for hobbies or storage. Approximately 20 acres of south-facing land are suitable for vineyard use, the north boundary borders the City's Three Blind Mice Park, and the property features a creek, mature trees, multiple private building sites, and a drilled well. Outstanding potential for estate living or future development. Buyers to complete their own due diligence with the City. Adjoining property also available. (id:6769)

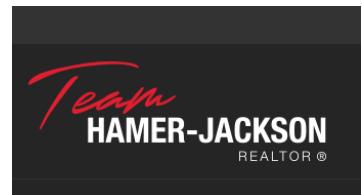


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