

12600 Blagborne Avenue Summerland British Columbia

Main Town

$2,200,000

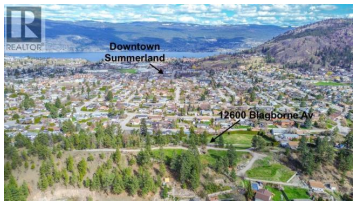












House with 6.5 acres in sunny Summerland BC already zoned RU2 for residential development. There's a very well maintained classic primary house with nice views, swimming pool, privacy, a secondary 1 bedroom suite in a separate building. 3 car garage, big workshop, RV/Boat parking, all centrally located in Summerland's Main Town urban area. Live there for now and sell to a developer in the future or develop it yourself. Preliminary Layout Approval (PLA) for 31 lots had been approved in 2023 by the municipality but is now on hold. 32 lots may be do-able. Existing RU2 zoning allows up to 4 dwellings per lot with up to 40% lot coverage and 11m/3story height per lot indicating potential for 128 dwellings with no rezoning. City water and sanitary sewer lines are right there. 4 minute drive or 18 minute walk to downtown. Priced very realistically for house with acreage, and a super deal for already zoned development land. Infrastructure and soft costs estimated at $115k/lot 3 years ago. Not within ALR (Agricultural Land Reserve). Property taxes in 2024 were $2,070 due to Farm Classification by BC Assessment - look up how this can be reactivated - it doesn't need agricultural zoning. Interior of house and building can only be shown on a second showing. Do not access property without appointment. All info/figures are not guaranteed (id:6769)

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