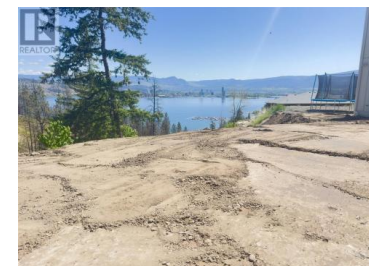


## 1423 Bear Creek Road West Kelowna British Columbia

Westside Road

**\$448,888**



Imagine waking up to panoramic lake and city views every morning! This exceptional 0.25-acre lot in the highly sought-after Bear Creek area offers the perfect canvas for your dream home. Surrounded by nature and backing onto protected agricultural land, this level, build-ready property combines privacy, tranquility, and convenience. Located just 7 minutes from downtown Kelowna, you'll enjoy easy access to top-rated schools, shopping, and entertainment while being immersed in the Okanagan lifestyle. Outdoor enthusiasts will love the direct access to hiking and biking trails in nearby Bear Creek Provincial Park, while wine lovers are just minutes away from world-class wineries along the Westside Wine Trail, including Mission Hill, Quails' Gate, and more. Water sports, golf courses, and ski hills are all within reach, making this location ideal for year-round recreation. The lot is fully serviced with water, electricity, natural gas, and cable at the lot line. Recent geotechnical, environmental reports, surveys, and engineered retaining wall plans are available, streamlining the building process. With zoning that allows for up to 6,000 sq ft of living space, this is your chance to create a custom home in a peaceful, prestigious setting. Nearby schools include Rose Valley Elementary, Constable Neil Bruce Middle, and Mount Boucherie Secondary. Close to Okanagan College and UBCO. ...

**Stu Morgan**

RE/MAX Kelowna

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