



## 3059 Wales Road West Kelowna British Columbia

Lakeview Heights

**\$1,199,000**



An exceptional opportunity awaits for the discerning. With an awe-inspiring uninterrupted view of Okanagan Lake, the last semi-lakeshore .52 acre build lot in the newer development of Vista Del Lago Estates in Lakeview Heights of West Kelowna, holds a ""one of one"" chance to build your dream home. A level grade entry off the street that graduates to a varying slope at the rear, bring your builder to envision your architectural and landscape opportunities.

Existing Geotechnical report provides confidence with a stable slope. Backing onto park designated land and access to dog friendly Kalamo Regional Park, enjoy the beach and trails out your back yard. Live just minutes away from the Westside Wine Trail with romantic and scenic Boucherie Mountain sloped vineyards, orchards, and restaurants and shops, all quickly accessible.

Downtown Kelowna is approximately a 10 minute drive, Kelowna Hospital 13 minutes, Kelowna airport 35 minutes and Abbotsford three hours. Utilities are available at the front lot line. A developer building scheme is in place, protecting the use and appeal of the development. Bring your own Builder, no time restriction on the build nor a foreign buyer ban on vacant land. GST already paid (id:6769)

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