

## 3318 Woodsdale Road Lake Country British Columbia

Lake Country East / Oyama

**\$1,275,000**

WOODSDALE - CIRCULATION SPACE		
NAME	AREA SQ. FT.	AREA SQ. FT.
1ST FLOOR CIRCULATION SPACE	100.15 SQ. FT.	100.15 SQ. FT.
2ND FLOOR CIRCULATION SPACE	100.15 SQ. FT.	100.15 SQ. FT.
TOTAL CIRCULATION SPACE	200.30 SQ. FT.	200.30 SQ. FT.

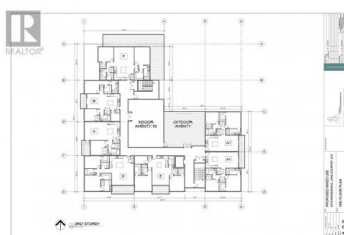
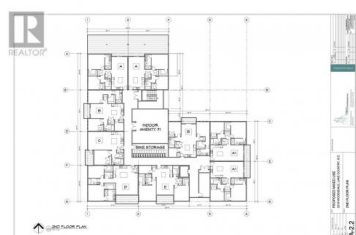
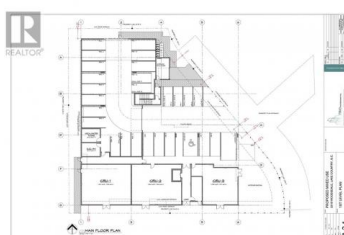
WOODSDALE - 2 BED / 2 BATH / 2 DEN / 1 UNIT		
NAME	AREA SQ. FT.	AREA SQ. FT.
1ST FLOOR	1,100.00 SQ. FT.	1,100.00 SQ. FT.
2ND FLOOR	1,100.00 SQ. FT.	1,100.00 SQ. FT.
TOTAL	2,200.00 SQ. FT.	2,200.00 SQ. FT.

WOODSDALE - AVENUE AREA		
NAME	AREA SQ. FT.	AREA SQ. FT.
1ST FLOOR	1,100.00 SQ. FT.	1,100.00 SQ. FT.
2ND FLOOR	1,100.00 SQ. FT.	1,100.00 SQ. FT.
TOTAL	2,200.00 SQ. FT.	2,200.00 SQ. FT.

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If location is key to exceptional real estate, look no further than this prime offering in Lake Country. Spanning 0.48 acres and adjacent to Beasley Park, this property is just a minute's stroll from the serene beaches of Woods Lake, presenting endless possibilities. Whether you choose to move forward with the existing plans for an 8-townhome development or prefer to start fresh with your own design and vision, the choice is yours. Enjoy easy access to the rail trail, schools, shopping, and dining, all within walking distance. Plus, you're just a 10-minute drive from YLW, UBCO, golf courses, and Lake Okanagan. For winter sports enthusiasts, Silver Star and Big White are both under an hour away. Explore this incredible opportunity and see if it's the perfect fit for you! (jd:6769)

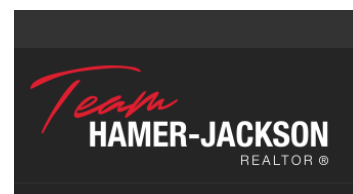


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