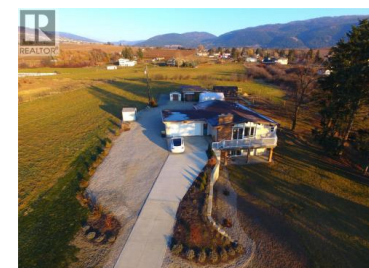




5973 Pleasant Valley Road Vernon British Columbia

North BX

\$2,395,000



DEVELOPER ALERT! Rare development opportunity in the Swan Lake area. OCP-designated for Future Residential, this property offers strong potential for medium-density townhomes/row housing, with possible single-family subdivision or bare land strata (subject to approval; buyer to verify with applicable authorities). Draft OCP approval for higher-density zoning is pending. NOT IN THE ALR, a rare find. Historically an orchard, now a working hay field, offering holding income while you navigate development. Potential for land assembly with the neighboring parcel for approx. 5 acres total. The North Okanagan Water Recovery Project (NOWRP) is under construction, bringing community sewer to Swan Lake, commissioning fall 2027, fully operational by early 2028. This \$49.6M project is a major investment in regional infrastructure and future housing. 2-min walk to Walmart via fenced path, 3 min to major shopping, 10 min to downtown Vernon. The home offers immediate rental value, in excellent condition and rentable as-is. Two fireplaces (electric upstairs, working; cast iron downstairs, not used/not certified). Downstairs bathroom fully renovated (3-piece: shower, sink, toilet), plus electrical stove plug, roughed-in laundry plumbing, and laundry sink. Sellers open to month-to-month rent-back for flexibility during your development process. Land with future upside, generating rental income...



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