



**830 Balsam Road Kelowna British Columbia**

Fintry

**\$135,400**



Welcome to Valley of the Sun, a quiet rural community just off Westside Road and only a stone's throw from Okanagan Lake. This peaceful 0.44-acre lot offers the perfect mix of nature and convenience, located between Vernon and Kelowna, and just a 5-minute drive to Fintry Provincial Park, the beach, and the boat launch. Surrounded by mature forest, the property offers a sense of seclusion while still being part of a welcoming neighbourhood. Over \$30,000 has recently been invested in professional tree clearing, opening up the space and providing a strong head start toward future development, while still preserving plenty of natural greenery for privacy and shade. Utilities, including water and hydro, are available at the lot line, and the water levy has been paid in full, keeping property taxes low and simplifying your future planning. With no timeline to build, you have the flexibility to develop on your own schedule. Nature lovers will appreciate the proximity to Okanagan Lake and endless outdoor adventures—from swimming, boating, and fishing to hiking and exploring the surrounding wilderness. This is your opportunity to own a slice of Okanagan paradise in a natural, peaceful setting with easy access to recreation and amenities. (id:6769)

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