



## 8405 104th Avenue Osoyoos British Columbia

Osoyoos Rural

# \$3,400,000



Rare lifestyle and investment opportunity on the shores of Osoyoos Lake. This 2.3-acre parcel is fully exempt from the ALR and serviced by municipal water and sewer--an uncommon and highly desirable combination for waterfront properties of this scale. The property measures approximately 550 feet of private, north-facing shoreline, complete with a registered boat dock and private concrete boat launch. This unique orientation captures exceptional, unobstructed lake views rarely found in the South Okanagan. Built in 1994, the 2,600 sq.ft. main residence offers 5 bedrooms and 3 bathrooms, highlighted by a spacious north-facing patio overlooking the water. The primary suite is located on the main level, with additional guest and family accommodations above. Expansive windows throughout the home showcase the lake as a natural focal point. A separate 700 sq.ft. updated cottage is fully serviced, including natural gas, offering flexibility for extended family use or rental income potential. Surrounded by vineyards yet free from ALR restrictions, this property presents a compelling long-term opportunity. Its size, servicing, and premier waterfront location support strong potential for future subdivision or further development (subject to approvals), while also serving as an ideal legacy property or private retreat. Bonus 25' x 24' insulated detached workshop/garage. Come home to Cana...

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