



111 Morningside Drive West Kelowna British Columbia

\$4,900,000

Real Estate development opportunity to acquire "The Trails" site for 49 luxury unit multi family site in The Trails Development. Complete with conceptual drawings/plans for 3 high end 8-plex stacked buildings and 25 multi-family homes which offer sun decks, private elevators and 180 degree unobstructed lake and valley views. Significantly higher density can be achieved. The lot is located in the prestigious "The Trails" subdivision off Morningside Dr, cul de sac location. Roads, infrastructure and Development Permit in place. Other design plans permitted but subject to "The Trails" approval. Services available, sewer, water, electricity and gas. Whether it's exploring the vast trail systems for walking, hiking and biking, taking advantage of the nearby waterfront and beaches, golf courses or wineries, The Trails offers the perfect setting and lifestyle. Contact us today! (PLEASE NOTE: "higher density is achievable for this site") Capital costs invested to date include infrastructure to access both properties to the lot line, material removal, civil work including storm, water, sewer & shallow utilities to the lot line, design costs, development permit costs, Park development and fencing, roundabout traffic circle and improvements to Glenrosa Road are off site costs that have also been completed. The work accomplished to date accelerates your development process. (id:6769)

Listing Presented By:



Originally Listed by:
RE/MAX Kelowna

<http://www.audreyhoughton.com/>

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.