



12349 Lake Hill Drive Lake Country British Columbia

\$2,999,913

Rare Development Opportunity in the Heart of Lake Country Situated in the prestigious community of The Lakes, this 5.56-acre parcel represents one of the most exciting development opportunities in Lake Country. Subdivision plans have been prepared for a 14-lot bare land strata development, with the PLR issued and conditional approval granted, offering strong future opportunities for both developers and investors. The property's gentle topography means minimized site work, keeping development costs efficient. RU1 zoning provides flexibility to build either single-family homes or full duplexes across the 14 lots, maximizing long-term value. With panoramic lake and valley views spanning the entire parcel and very few new lots available in this sought-after area, demand is expected to be strong. An existing 4000+ sq.ft., 5-bedroom home with an inground pool adds immediate value, offering rental income while subdivision plans progress. Inside, vaulted ceilings, expansive windows, and spacious living areas showcase the home's charm and highlight its Okanagan views. There is also a separate entrance downstairs allowing for the opportunity to create an in-law suite. The location is truly unbeatable -- minutes from schools, beaches, wineries, golf courses, shopping, and Kelowna International Airport. This is a rare opportunity to secure land in one of the Okanagan's fastest-growing communities, with both immediate value and exceptional long-term development potential. (id:6769)

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|--------------------------------|------------------------------|
| Other 12'9" x 4'4" | Bedroom 14'2" x 16'7" |
| Primary Bedroom 14'11" x 20'1" | 3pc Ensuite bath 8'3" x 6'1" |
| Bedroom 14'11" x 12'2" | Storage 4'11" x 6'2" |
| 3pc Ensuite bath 8'1" x 5'11" | Sunroom 10'3" x 13'7" |
| Utility room 9'10" x 18'9" | Foyer 12'6" x 13'2" |
| Storage 9'10" x 10' | Bedroom 14'9" x 11'1" |
| Storage 14'8" x 5'9" | Bedroom 14'9" x 10'8" |
| Recreation room 14'8" x 12'11" | Dining room 12'6" x 13'2" |

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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

stillhavn
REAL ESTATE SERVICES

**Stillhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.com

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Laundry room 13'2" x 8'2"

3pc Bathroom 10'2" x 8'10"

Den 9'10" x 9'9"