



# 1978 McDougall Street Kelowna British Columbia

\$4,899,000

Considered one of Kelowna's most coveted lakeshore properties, this rare offering is available for the first time in 100 years! Spanning .44 acres, this 19,000+ sq ft lakeside parcel was once the site of one of Kelowna's original and grandest homes, lost in 2022. Now a blank canvas, it presents a unique opportunity to build your dream estate. Boasting magnificent southwest exposure, the property features 88 feet of sandy lake frontage, perfect for a large boat dock and waterfront recreation. Located just off the iconic Abbott Street Corridor, this tranquil gem combines natural beauty with urban convenience. The expansive natural sand beach provides direct access to Okanagan Lake, offering endless possibilities for lakeshore activities and leisure. Whether you envision a stately private estate or a modern architectural masterpiece, the potential is boundless. With the City's new Provincial Regulations encouraging increased density, this property may allow up to four dwellings. A short stroll takes you to downtown Kelowna's vibrant cultural district, with boutique shops, dining, galleries, entertainment, and more at your fingertips. Proximity to world-class wineries, orchards, an international airport, and the University of British Columbia Okanagan completes the picture of four-season luxury living. Create your legacy on this remarkable property, blending serenity and sophistication in the heart of the Okanagan.

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Listing Presented By:



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REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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