



2796 Benedick Road West Kelowna British Columbia

\$6,250,000

Court-Ordered Development Site for Sale. An exceptional opportunity to acquire approximately 15.15 acres with preliminary work underway for a single-family/duplex subdivision in one of West Kelowna's most desirable lakeside neighbourhoods. Enjoy panoramic views of Okanagan Lake and the surrounding valley while securing a rare large-scale development site just minutes from downtown Kelowna, major transportation routes, schools, shopping, recreation, and waterfront amenities. Currently zoned RU1 & RU2, the property has benefited from significant development planning, including a proposed subdivision layout, preliminary costing, engineering, environmental reports, and supporting due diligence. These materials are available to qualified purchasers upon execution of a NDA. The site's size, topography, and established surrounding neighbourhood provide an outstanding foundation for a thoughtfully planned residential community. Located between established parks and only minutes from Shelter Bay Marina, future residents will enjoy easy access to Okanagan Lake, beaches, hiking trails, schools, and everyday conveniences while remaining connected to one of BC's fastest-growing urban centres. Opportunities of this scale within West Kelowna's urban growth area are increasingly rare. Existing development work may provide valuable time savings during the planning process while allowing purchasers the flexibility to refine the project to meet current market conditions.

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