



## 3231 Pinot Noir Place West Kelowna British Columbia

\$849,000

Welcome to 3231 Pinot Noir Place, a prime lake-view building lot in the heart of South Boucherie, West Kelowna. Spanning 0.267 acres, this ready-to-build parcel is perfectly suited for a walkout rancher with a basement, offering stunning views and a private backyard, thanks to established cedar hedging on both neighboring properties. Situated in a family-friendly, primarily new-build community, this R1-zoned lot allows for single detached residential housing with a maximum of three storeys, plus options for a secondary suite, Bed & Breakfast, or short-term rental (as per government regulations). Enjoy the convenience of services at the lot line and easy access to Pinot Gris Park, scenic trails, and top-tier schools like Chief Tomat Elementary. Just minutes from the Westside Wine Trail, including award-winning wineries like Quails' Gate and Mission Hill, as well as the beautiful beaches of Okanagan Lake--this location offers the perfect blend of tranquility and accessibility. Don't miss this incredible opportunity to build your dream home in one of West Kelowna's most desirable neighborhoods! (id:6769)

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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