



## 3417 Hilltown Close Kelowna British Columbia

\$489,900

Unique McKinley Beach building lot on a quiet cul-de-sac within walking distance to the future amenity center and current courts, playgrounds and community gardens. Coveted and rare 2 story plus walkout basement plan option here with extended height restrictions allowing you to build your dream family home with room to still add a basement suite with separate entrance for family or income support. Perched off the main roads this home will offer views of Lake Okanagan while looking at green space and forest across the way. Sellers have development approved plans to build a walkout rancher with triple garage and pool... and will include them with the sale, saving you time and money! McKinley Beach is a fantastic neighborhood offering Marina and Beach access, trail systems, recreational amenities and views lending to the outdoor lifestyle we escape the city for, with downtown Kelowna less than 20 minutes away. Future plans include a Community Centre with pool, hot tub and gym (construction has begun) plus a winery and restaurant is in the works. A small yearly amenity fee includes access to the recreation center, beach and community amenities keeping it exclusive to residents of McKinley Beach. Close to Kelowna International Airport, UBCO and a quick drive to either Lake Country or Kelowna, this is a special building lot. GST has been paid!! (id:6769)

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna - Stone Sisters

**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.