



# 180 Sheerwater Court 8 Kelowna British Columbia

\$2,499,900

An exceptional opportunity to build a custom waterfront estate in Sheerwater, Kelowna's premier gated lakefront community. Spanning 2.62 acres, this rare homesite offers breathtaking panoramic views of Okanagan Lake with a west-facing orientation perfectly positioned for unforgettable sunset views. Located within an exclusive 70-acre gated enclave known for its striking modern homes and private natural setting, this property is one of the final opportunities to secure a lot in this highly sought-after community. Significant site preparation has already been completed, with over \$1.3 million invested in rockfill, groundwork, and permitting - helping streamline the building process for your future home. The property also includes deep-water moorage within Sheerwater's private marina, complete with a boat slip and lift for effortless access to Okanagan Lake. Surrounded by nature and steps from scenic walking, hiking, and biking trails, including access to Knox Mountain, this peaceful setting offers the perfect balance of privacy and convenience. Downtown Kelowna, UBC Okanagan, and Kelowna International Airport are all just a short drive away. A rare chance to design and build in one of Kelowna's most exclusive waterfront communities. (id:6769)

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

**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.