



140 Siemens Road Kelowna British Columbia

\$549,900

You can make something beautiful happen here! Are you searching for TRANQUILITY in a peaceful, rural setting only minutes from the city? Read more...This stunning .48 ACRE lake view lot in the coveted, quiet and private Traders Cove Community is only 15mins from downtown Kelowna (Closer than the Upper Mission!) We offer Ease of Build for the DREAM HOME you have always wanted as we've already done much of the lot prep for you. Survey, Geotechnical, Architectural, Structural, Truss plans, HOME and CARRIAGE HOUSE plans and Septic documentation is all available (see FEATURE SHEET attached with details on the near 250K prep invested). Foundation French drainage system is already completed into bedrock along back of property and also 4' outside of footings and downside of lot-line to control all water. Entire front lot is all structural fill, and septic is hammered out for field and tank (covered by fill). Waterline connection and hookup fee is paid. This is a fantastic location just a few minutes to Bear Creek Park and hiking trails. It's a quick walk to the beach through the public access across the street and just minutes to downtown. Apply to the city to get your own buoy and park your boat off the beach. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

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Royal

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