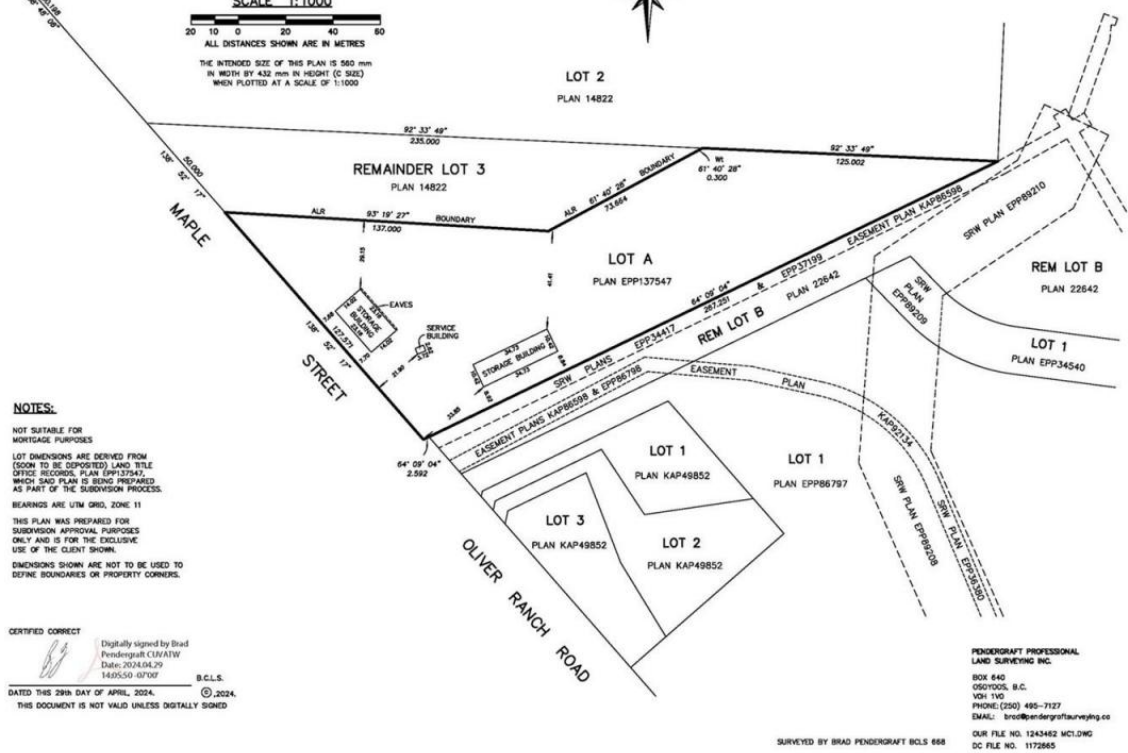
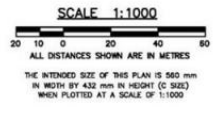




B.C. LAND SURVEYOR'S CERTIFICATE OF LOCATION SHOWING IMPROVEMENTS ON LOT A, DL 551, SDYD, PLAN EPP137547

PID: (AS OF YET UNKNOWN)
CHARGES: SRW LB9484B, EASEMENT LB123676, COVENANT LB415723

CIVIC ADDRESS: 1631 MAPLE STREET, OKANAGAN FALLS, BC
CLIENT: SHAWN ROBINSON
FIELD SURVEY DATE: APRIL 23rd, 2024



NOTES:
NOT SUITABLE FOR MORTGAGE PURPOSES
LOT DIMENSIONS ARE DERIVED FROM (OOON TO BE DEPOSITED) LAND TITLE OFFICE RECORDS, PLAN EPP137547, WHICH SAID PLAN IS BEING PREPARED AS PART OF THE SUBDIVISION PROCESS.

CERTIFIED CORRECT
Digitally signed by Brad Pendergraft CMAA
Date: 2024.04.29 14:05:50 -0700
B.C.L.S.
DATED THIS 29th DAY OF APRIL, 2024.
THIS DOCUMENT IS NOT VALID UNLESS DIGITALLY SIGNED

PENDERGRAFT PROFESSIONAL LAND SURVEYING INC.
BOX 640
OSHTOOS, B.C.
V0H 1V0
PHONE: (250) 485-7127
EMAIL: brad@pendergraftsurveying.ca
OUR FILE NO. 1243462 MCL.DWG
DC FILE NO. 1172865

1631 Maple Street Okanagan Falls British Columbia

\$549,000

1.7-acre agricultural-zoned property is ideally situated between vineyards on one side and light industrial areas on the other. Offers an excellent opportunity for those looking to build a home and shop with a large private yard and growing potential. Located on a bench above Okanagan Falls near the 201, which is the bush road running all the way to Kelowna - this location is ideal for outdoor enthusiasts with abundant fishing, hunting, and exploration opportunities nearby. Sewer and water connections along Maple Street ensure convenient utility hookups. The size of this lot provides ample room to spread out comfortably without overwhelming maintenance demands. Perfect for enjoying space without the hassle. (id:6769)



Originally Listed by: Royal LePage Locations West

https://teamchapman.ca/



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax: sbuck56@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.