



## 3387 Clement Road Lake Country British Columbia

\$2,200,000

0.49 acres of flat land, right across the road from the water in the growing community of Lake Country. With the Official Community Plan (OCP) supporting high-density residential development and connections to sewer and water available, this is a prime development opportunity. The property is immediately adjacent to Beasley Park, offering 23.716 acres with seamless lakeshore access. The District of Lake Country has purchased more lands in the area to further expand their parklands, offering even further upside for amenities. Other amenities include commercial developments, the rail-trail, and tennis courts all in a reasonable walking distance. This could be a great opportunity for a townhome development, or potentially a boutique condo development.

There is a small home on the property (as-is where-is) to provide rental income prior to development. (id:6769)

Kitchen 11'0" x 9'10"

Full bathroom 1'0" x 1'0"

Laundry room 9'4" x 7'0"

Primary Bedroom 12'0" x 11'0"

Dining nook 11'4" x 8'0"

Bedroom 11'0" x 9'0"

Living room 18'0" x 20'0"

Listing Presented By:



Originally Listed by:

Sotheby's International Realty  
Canada

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Royal

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