



## 3417 Hilltown Close Kelowna British Columbia

\$389,900

Below assessed value! Unique McKinley Beach building lot on a quiet cul-de-sac within walking distance to the brand new amenity center sports 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. Residents enjoy exclusive access to a state of the art Community Centre with pool, hot tub and gym, 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



Royal

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