



## 52 Peregrine Way Vernon British Columbia

\$199,000

Build your dream home on this 8772 square foot lot in upscale "Canadian Lakeview Estates". The non-strata lot is clear of all trees opening up and enhancing the stunning views of lake Okanagan. The lot comes with private gated beach facilities for owners of Canadian Lakeview Estate, that include beach, picnic tables, chairs, dock, kids slide, swimming dock, boat launch, wharf and washroom facilities. Just 15 minutes to golf and downtown Vernon. Dozens of wineries and within 45 minutes of Predator Ridge and 15 minutes of Rise golf courses. 83 miles of lake to explore. This cleared building lot is available to build with few restrictions, no builder attached and unlimited timeline to build. Private water and sewer connections at lot line. Fabulous Park 6 minutes away with tennis and pickleball courts. Bonus, the area is home to one of the best ski hills in the Okanagan, Silverstar mountain only 45-minute drive away. Fabulous 4 season recreation! Topographical survey is included in purchase price. Concrete pad approximately 12' x 24' existing on the front south/east corner of the lot. Below assessed value that is \$295,000.00 (id:6769)

Listing Presented By:



Originally Listed by:

Macdonald Realty (Surrey/152)

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