

## 180 Sheerwater Court 8 Kelowna British Columbia

\$2,950,000

Seize the opportunity to build your dream home on this rare 2.62-acre waterfront property in Sheerwater, Kelowna's most prestigious gated community. One of the final remaining lots in this exclusive enclave, this property offers breathtaking panoramic views of Okanagan Lake, stretching both north and south, with a west-facing orientation to enjoy unforgettable Okanagan sunsets. Nestled in a 70-acre gated estate community, home to the Okanagan's most stunning modern residences, this property provides deep-water moorage with a private boat slip and lift in Sheerwater's exclusive marina. Extensive site preparation has been completed, with over \$1.3 million invested in groundwork, permits, and rockfill, streamlining the building process for a seamless experience. Surrounded by miles of scenic walking, hiking, and biking trails, including direct access to Knox Mountain, this tranquil retreat offers the perfect balance of privacy, nature, and convenience. Located just a short drive to downtown Kelowna, UBC Okanagan, and Kelowna International Airport, this is a once-in-a-lifetime opportunity to create a luxury estate in one of the Okanagan's most sought-after communities. (id:6769)

Listing Presented By:



Originally Listed by: Unison Jane Hoffman Realty

http://www.janehoffman.com/



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.