



# 180 Sheerwater Court 8 Kelowna British Columbia

\$2,499,900

An exceptional opportunity to build a custom waterfront estate in Sheerwater, Kelowna's premier gated lakefront community. Spanning 2.62 acres, this rare homesite offers breathtaking panoramic views of Okanagan Lake with a west-facing orientation perfectly positioned for unforgettable sunset views. Located within an exclusive 70-acre gated enclave known for its striking modern homes and private natural setting, this property is one of the final opportunities to secure a lot in this highly sought-after community. Significant site preparation has already been completed, with over \$1.3 million invested in rockfill, groundwork, and permitting - helping streamline the building process for your future home. The property also includes deep-water moorage within Sheerwater's private marina, complete with a boat slip and lift for effortless access to Okanagan Lake. Surrounded by nature and steps from scenic walking, hiking, and biking trails, including access to Knox Mountain, this peaceful setting offers the perfect balance of privacy and convenience. Downtown Kelowna, UBC Okanagan, and Kelowna International Airport are all just a short drive away. A rare chance to design and build in one of Kelowna's most exclusive waterfront communities. (id:6769)

Listing Presented By:



Originally Listed by:

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