



Cemetery Road Lake Country British Columbia

\$1,099,000

An exceptional opportunity to secure +/- 4.43 acres in a prime Lake Country location, offering privacy, future potential, and a rare triple lake-view of Okanagan, Wood, and Duck Lakes. Proposed Lot A on Cemetery Road is part of a pending subdivision and is being sold subject to subdivision approval and registration at the Land Title Office (LTO). This RR2-zoned parcel has electricity, gas, and water at lot line, with percolation tests complete for septic. It offers potential to further subdivide into two view building sites (call agent directly to discuss; district endorsed, road dedication purchase required to increase land size to 4.94 acres to allow two separate 2.47 acre / one hectare lots). The unique driveway carved into the rock was approved for shared access to accommodate a two lot subdivision. Geo-technical, EIA, Site Surveys, and Forester Reports are complete. A rare opportunity for those seeking space, flexibility, and long-term value. Set in a quiet, residential neighbourhood, within walking distance to top-rated Davidson Road Elementary School, Dewar Park, Jack Seaton Park, the Recreation Trail Network and surrounded by world-class wineries and vineyards. This is an ideal setting for families, investors, or those looking to build a private estate. Enjoy a tranquil, nature-rich environment while remaining minutes from all amenities in Winfield, Okanagan Lake, UBCO, Kelowna International Airport, and the heart of Okanagan wine country. Far from the hustle and bustle, yet perfectly connected, this is a superb opportunity to build in one of Lake Country's most desirable areas. (id:6769)

Listing Presented By:



Originally Listed by:

Sotheby's International Realty
Canada

<https://hallcassiemarshall.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna,
BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com