



## 3110 BOUCHERIE Road Lot 7 West Kelowna BC

\$320,000

Excellent flat home building lot available in the heart of wine country. Great location to setup a future Bed and Breakfast as your guests can walk to multiple wineries. Only a 4 minute walk to the Hatch Winery and just 9 minutes walk to Quails Gate Winery. Generous sized lot roughly 0.17 acres with potential lake view from second story level. Just 10 mins to downtown Kelowna, & 10 mins to shopping plazas. An opportunity to develop a dream home and live the Okanagan lifestyle, room for a pool, ample parking space for toys and guests. Subdivision title registrations are done. Freehold Land! Geotechnical reports done and available for review.



**JP Letnick**

Sage Executive Group Real Estate

Phone: 778-363-1314

topalphamentor@gmail.com



**Sage Executive Group Real Estate**

#108 - 1980 Cooper Road ,  
Kelowna, BC,

Phone: 250-470-7514  
kevin@atomic55.net