

# Riverfront Residential Development

**Multiple 4PLEX,  
DUPLEX OR SF LOTS  
PERMITTED  
NOT IN ALR  
SEWER+WATER  
100M AWAY**

## 129 Walnut Place Oliver British Columbia

\$1,399,000

Riverfront Residential or 4 flex Development Property. Amazing Holding Property. Develop now, or in the future. Flat 1.96 acres with Sewer and Water Nearby. Not in ALR. Currently Zoned Residential but has 4plex lot or duplex potential. New setback and Density Allowances come into effect July 2024. Higher Density may be available with Variance from Town of Oliver. Servicing nearby on Sawmill Road (100 meters away by Public Road Access.) 1986 De-registered 3 bedroom 2 bath manufactured home with 2 covered patios, featuring 2 living rooms, large kitchen, breakfast nook, and large dining room. Gas Forced Air Furnace and Air Conditioning. Dead End Road Property. Exceptional amount of Storage- 52' x 12' garage workshop and 36x35 garage workshop. All outbuildings have power. Updated Electrical System to home and all buildings, completed March 2024. Unregistered Shallow Well with Jet pump. Garden Shed, amazing fruit tree collection in yard. Walk out onto the Riverfront Hike and Bike Trail from your yard. This is your opportunity to take part in the development of the community of Oliver, the Wine Capital of Canada. Clear title, no easements or non-financial charges on title. Buyer should consult civil engineering firm for lot layouts and servicing plans for future development. Lot layouts flexible based on your future plans. New 4 plex developments under permit within 100 meters of property boundaries to the South and West. (id:6769)

Storage 12' x 13'

Living room 15'2" x 12'7"

Dining room 12'9" x 11'6"

Bedroom 11'11" x 10'2"

Bedroom 12'1" x 10'2"

4pc Bathroom 8'9" x 6'9"

3pc Ensuite bath 8'8" x 8'2"

Primary Bedroom 14'6" x 11'6"

Laundry room 9'10" x 9'9"

Laundry room 8'4" x 6'10"

Dining nook 12'9" x 8'7"

Family room 17'5" x 12'7"

Kitchen 12'1" x 10'11"

Listing Presented By:



Originally Listed by:  
RE/MAX Wine Capital Realty



Royal

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