



## 5753 Ranch Road Vernon British Columbia

\$949,900

Don't overlook the rare chance to own 10.5 acres of gently sloping terrain in the highly coveted North BX area. Accessible via Ranch Road, this expansive plot features numerous prime locations for building, many offering stunning vistas of Okanagan Lake. While sections of the land have undergone logging, it retains an array of majestic trees, adding character and allure. Brookside Creek meanders through, granting valuable water rights of up to 500 gallons per day, and a newly drilled well at 28 Gallons per min. It's worth noting that while some aged fencing exists, it may not perfectly align with the boundaries; however, clearly marked corners with pink flagging tape and well-defined markers provide clarity. This property is designated as 'Country Residential' in the Official Community Plan (OCP), allowing for subdivision into 5-acre parcels, enhancing its allure. Seize this opportunity now and play a pivotal role in shaping the future of this exceptional land. (id:6769)

Listing Presented By:



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eXp Realty (Kelowna)

<https://nathansulz.com/>



Royal

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