



## Lot 3 Shannon View Drive West Kelowna British Columbia

\$5,975,000

A rare opportunity to acquire almost 13 acres of an exclusive mountain top development site with 360 degree views overlooking Shannon Lake, the SL Golf Course and the surrounding mountains. The top of this mountain was blasted and levelled for development over 20 years ago, something the City of WK has affirmed would no longer be permitted. With the new OCP now passed potential developers are encouraged to do their own DD with the City but support for a medium density development (a mix of TH's and Apartments) that compliments the local neighbourhood and SL community has been noted. In depth work regarding the site have been completed, both on and off site servicing requirements, potential site plans, City discussions, Geotechnical report, Field Investigation and highest / best use studies have all been completed and available with a signed CA. Offsite servicing is minimal with utilities available at the lot line. Onsite servicing, due to the nature of a true mountain top location, will be perhaps somewhat more involved in order to extract the full value and potential from the site. This site is truly one of a kind for all of Kelowna/West Kelowna offering unparalleled 360 degrees unobstructed views from all build sites, exclusivity from a private entrance and an excellent central location.

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