



140 Siemens Road West Kelowna British Columbia

\$799,900

Large lake view property with already \$205,000 of site improvements and infrastructure completed. This great opportunity is located in Traders Cove located only minutes to the bridge. This large pie shaped can accommodate a main house, carriage house and pool. Where else can you find a view property with site prep with value? Your new house can start faster as all of the site prep is almost complete. A detailed description of completed works is available upon request, highlights are as follows: \$65,000 worth of foundation walls for main and carriage house, \$18,000 for waterline and septic trench hammered into the bedrock; \$12,000 french drains, \$6,000 rock pits, \$12,000 Driveway is hammered in, sloped and covered in 3' of asphalt base, \$9,000 Install of crush, \$9,000 general site works, and \$74,000 stacked rock retaining walls. Design your own custom dream home or work off the existing plans. The possibilities are endless and you can create your perfect lake-living lifestyle. (id:6769)

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