



5893 Cosens Bay Road Lot 60 Coldstream British Columbia

\$1,450,000

36.2 ACRES WITH SPECTACULAR VIEWS OF KALAMALKA LAKE! Surrounded by natural beauty above the turquoise waters of Kalamalka Lake, this property offers a very private setting with several spots to build a home! Located near the south end of Cosens Bay, recreation & access to nature is close by with multiple trails from the nearby Kalamalka Lake Provincial Park including the Cougar Canyon Climbing area! Approximately 2/3 of this property has a gentle slope with open grasslands & a bright southwestern exposure. Approximately, 1/3 of the property has a moderate to steep slope with mature forest along the north portion of the property. The property has a water license on Sturt Creek & is Zoned LH-Large Holding which permits a single-family home + an accessory home. Other permitted uses are B & B home and or Boarding home. This unique property is located approximately 15-minute drive to Coldstream and 20-minute drive to Vernon. FYI- The Cosens Bay Community Electrification Project has been approved and construction is underway. The estimated completion date for this private utility is June 2024. The cost to join the Cosens Bay private utility & be eligible to receive power is approximately \$90,000 if you join before the construction of the power line is completed. The cost to join the utility after the construction of the power line is completed will be approximately \$104,000 (these costs need to be confirmed by any potential buyers). (id:6769)

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