



## 6 Expansive Lake View Lots Lake Windermere Estates

Online Bidding Open

# June 2-12, 2025

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# Auction Opportunity

## 6 Lake View Lots at Lake Windermere Estates

### PROPERTY DETAILS

**Listing Number:** 25082  
**Starting Bid:** \$350,000  
**Size:** 2.5-5 acres

### DESCRIPTION

**Block Two (Lake Windermere Estates) - 6 Lots**  
District Lot 4596 - Plans EPP116235 & EPP116241

Lake Windermere Estates offers an exclusive opportunity to own expansive lake view properties in the heart of British Columbia's Columbia Valley. Nestled just five minutes from downtown Invermere, this private community blends the serenity of rural living with convenient access to amenities, making it a perfect fit for full-time living, vacation homes, or retreats.

#### Property Highlights

##### Expansive Lots

Generously sized estate lots range from 2.5 to 5 acres, offering ample space for privacy, recreation, and future development potential.

##### Zoning Flexibility

Designated as Small Holdings Semi-Rural (SH-2), the zoning allows for the addition of auxiliary dwellings—ideal for guests, family, or creative projects.

##### No Build Time Commitment

There is no requirement to begin construction within a set timeframe, providing you the flexibility to build when the time is right for you.

##### **Architectural Controls**

To maintain a cohesive alpine aesthetic, Lake Windermere Estates adheres to architectural design guidelines inspired by the surrounding landscape. These guidelines ensure the community's value, integrity, and vision are upheld, protecting each resident's investment.

##### **Community and Lifestyle**

Residents of Lake Windermere Estates enjoy the best of four-season living, with easy access to boating, fishing, hiking, and skiing. This tranquil enclave is close to everything Invermere has to offer—boutique shopping, dining, schools, health services, and year-round cultural events—all while surrounded by the stunning backdrop of the Rocky Mountains and Lake Windermere.

Whether you're looking for a recreational escape or a long-term investment in the Columbia Valley lifestyle, Lake Windermere Estates delivers unmatched location, space, and potential.

With sweeping lake and mountain views from nearly every lot, Lake Windermere Estates is designed for those who value space, serenity, and connection to nature. Whether you're envisioning a custom-built dream home, a private getaway, or a multi-generational retreat, this community offers a rare blend of natural beauty and development flexibility—making it one of the most desirable acreage settings in the Columbia Valley.





### **Lot 1 - Hilltop Acreage with Lake Views**

Plan: EPP116235

District Lot: 4596 Kootenay Land District

Undivided 1/4 Share in Lot 5 (see plan as to limited access)

PID 031-824-731

Lot 1 is the largest remaining parcel in the development at 4 acres, featuring flat building areas at elevation and a panhandle extending toward the lake. Positioned at the highest point alongside Lot 2, it offers expansive east and north-facing views of the lake and mountains. It shares a private entrance with Lots 2, 3, and 4, and a driveway with Lot 2. Ideal for a joint purchase with Lot 2 to own the entire hilltop. A narrow strip allows access down to the tracks, though the terrain is steep. The gravel driveway is intentionally left unpaved for safer winter use, but requires more maintenance. Views are stunning, providing some views of the Purcell Mountains to the east, and expansive views of the lake to the north and Rocky Mountains to the west.



### **Lot 2 - Elevated Corner Lot with Lake Access**

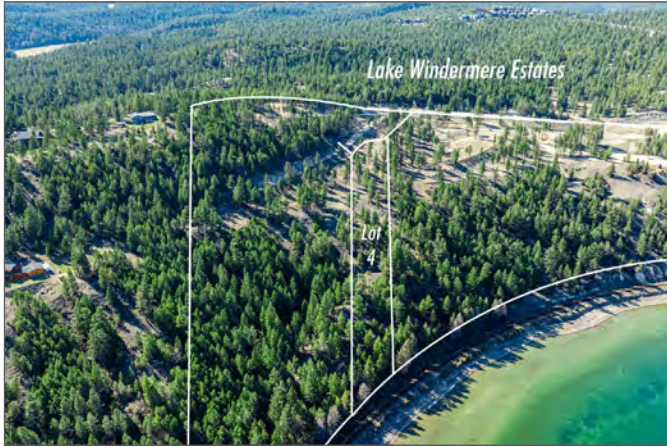
Plan: EPP116235

District Lot: 4596 Kootenay Land District

Undivided 1/4 Share in Lot 5 (see plan as to limited access)

PID 031-824-749

Lot 2 is a 3-acre corner lot with flat building areas at elevation and a panhandle extending toward the lake. Sharing the highest viewpoint in the development with Lot 1, it offers beautiful east and north-facing views of the lake and Rocky Mountains, with potential for southern views through selective tree trimming. It shares a private entrance with Lots 1, 3, and 4, and a driveway with Lot 1. Ideal for a combined purchase with Lot 1 to own the entire hilltop. The gravel driveway, chosen for winter safety, is steep and may require additional maintenance in snowy conditions. This lot offers both privacy and stunning vistas in a unique elevated setting.



#### **Lot 4 - Versatile Estate Lot with Lake Access Potential**

Plan: EPP116235

District Lot: 4596 Kootenay Land District

Undivided 1/4 Share in Lot 5 (see plan as to limited access)

PID 031-824-765

At roughly 3 acres, Lot 4 is one of the most user-friendly and versatile lots in Phase 1, offering tiered benches down toward the lake. The upper area provides a prime build site with flat spaces ideal for added amenities like a tennis court or outdoor rink. The natural slope suits a walkout basement, and the lower bench features multiple perches perfect for a gazebo, fire pit, or seating area. Several accessible paths lead down toward the train tracks and lake. The expansive area above the tracks leading back up to the homesite provides for a private natural escape with trails and endless opportunities for tree forts, mini campsites or simply a private forest to use at your leisure. The gravel access road, shared only with Lot 3, will remain unpaved, with potential for alternative access through Phase 2 in future planning.



#### **Lot 6 - Scenic End Lot with Lake Access and Top-Tier Views**

Plan: EPP116241

District Lot: 4596 Kootenay Land District

PID 031-824-803

This desirable 2.5-acre end lot offers some of the best views in the development, looking east across the lake at the Rocky Mountains and south down the lake as far as the eye can see. Multiple benches leading gradually down toward the lake are ideal for fire pits, gazebos, and other outdoor amenities. Lot 6 also features one of the easiest trails toward the lake. While the build site is smaller and near Westside Road, privacy can be enhanced by placing the garage along the private shared driveway (with Lots 7 and 8) and building the home tucked behind it.





### **Lot 7 - Private Lot with Sweeping Views and Lake Access**

Plan: EPP116241  
District Lot: 4596 Kootenay Land District  
PID 031-824-811

This 2.5-acre lot offers excellent east views of the Rocky Mountains and south-facing views down the lake. This lot and a gentle slope with benches leading toward the lake perfect for outdoor spaces like fire pits or gazebos. Lots 6 and 7 are divided by a small gorge that widens downhill, adding to the natural separation. The build site is smaller and closer to Westside Road, but privacy can be enhanced by placing the garage along the private shared paved driveway (with Lots 6 and 8) and positioning the home behind it.



### **Lot 8 - Private Lot with Stunning Views**

Plan: EPP116241  
District Lot: 4596 Kootenay Land District  
PID 031-824-820

Tucked away off a private road, this 2.5-acre lot offers exceptional east and south-facing views of the lake and Rocky Mountains. Lot 8 has enhanced privacy and a larger build site compared to lots 6 and 7 although there's no direct access down toward the lake. This is one of the most scenic and peaceful spots in the subdivision—ideal for a private retreat. The lot features over 180 degrees of views perched on the edge of the hillside that would be well suited for a hillside infinity pool or other outdoor amenities that would give you the feeling you are in your own private mountain fortress above the lake.

### **DIRECTIONS**

From downtown Invermere on 7th Avenue (BC-93/95), head south on 13th Street (toward Westside Road). Turn right onto 13th Avenue, following signs for Westside Road. Continue onto Westside Road for about 3.3 km. Subdivision will be on east side of the road.

## AREA DATA

Invermere is a picturesque community located in the Columbia Valley of southeastern British Columbia. Nestled between the Purcell and Rocky Mountains and sitting on the shores of Lake Windermere, Invermere is part of the East Kootenay region and serves as a central hub for the area.

- Population: approximately 3,900 (with seasonal increases in summer months).
- Elevation: ~800 metres (2,625 feet) above sea level.
- Climate: four-season climate with warm, dry summers and snowy winters. Spring arrives early in Invermere. Usually, golf courses open last weekend of March.
- Nearby communities: Windermere, Radium Hot Springs, Fairmont Hot Springs, Panorama.
- Major roads: Accessed via Highway 93/95, approximately 3 hours from Calgary, AB.
- Schools: elementary and secondary schools, part of School District 6 (Rocky Mountain).
- Healthcare: Invermere District Hospital with emergency room and local clinics.
- Economy: driven by tourism, construction, real estate, and small business.

## RECREATION

Invermere is renowned for its year-round recreation, making it a prime destination for outdoor enthusiasts and families alike.

### Summer Activities

#### Lake Windermere

Popular for swimming, boating, paddleboarding, and fishing.

#### Golf in the Invermere Area

Invermere is a premier destination for golf enthusiasts, offering a variety of exceptional courses set against the stunning backdrop of the Rocky and Purcell Mountain ranges. The area is home to several notable courses, including Copper Point Golf Club, Eagle Ranch Golf Course, Windermere Valley Golf Course, Greywolf Golf Course, and others that make up the Columbia Valley Golf Trail. Together, these courses provide a diverse and memorable golfing experience for players of all levels, making Invermere a must-visit for those seeking top-tier golf in a truly breathtaking setting. The subdivision is located 5 minutes away and Grey Wolf 20 minutes away at Panorama Mountain Resort.

#### Hiking and Biking

Extensive trails in the surrounding mountains and valleys.

#### Farmers Markets and Local Events

Weekly markets, live music, and community festivals

### Winter Activities

#### Panorama Mountain Resort

World-class downhill skiing and snowboarding, just 20 minutes away.

#### Cross-Country Skiing and Snowshoeing

Numerous trails maintained locally.

#### Lake Windermere Whiteway

One of the world's longest maintained skating trails.

### Year-Round Activities

#### Hot Springs

Nearby Radium and Fairmont Hot Springs offer natural mineral pools.

### Wildlife Viewing and Photography

The Columbia Wetlands are a vital habitat for birds and wildlife

### Arts & Culture

Invermere is home to galleries, artisan studios, and the Pynelogs Cultural Centre.

Whether you're seeking adrenaline, relaxation, or community connection, Invermere offers an exceptional lifestyle with recreation at its core.

## **INVESTMENT FEATURES**

Information and auction participation details for the 6 lots offered in Lake Windermere Estates can be found on the auction website. The online auction will take place on **June 12<sup>th</sup>, 2025** and will be conducted as a soft auction. Comprehensive information on each individual lot is available through the website link or by contacting the LandQuest® listing agent listed above. All bidders must register prior to the auction date in order to participate.

Purchasers must sign the developer's disclosure statement prior to purchase.

## **SERVICES**

### **Water**

Water is supplied on site by means of potable water wells (operational and maintenance costs of each well will be the sole responsibility of the Lot owner).

### **Electricity**

Electricity is supplied by BC Hydro at the expense of the Lot owner.

### **Sewerage**

Sewage disposal facilities must be constructed on each Lot. Each system must be designed and installed by the Registered On-Site Wastewater

Provider (ROWP). Individual Lot owners will be responsible for obtaining installation permits, inspections and development costs, as well as operational and maintenance costs of the system. Lot owners are advised that certain lots may require installation of a Type 2 septic system.

### **Propane**

Propane service may be obtained from a local supplier via an on-site propane tank at the expense of the Lot owner. No community propane distribution system is proposed by the Developer.

### **Fire Protection**

Fire protection is supplied by the Regional District of East Kootenay through agreement with the District of Invermere Fire Department.

### **Telephone**

Telephone service supplied by Telus, or Shaw at the expense of the Lot owner; and Starlink is available.

## **TAXES**

Contact Listing Agent

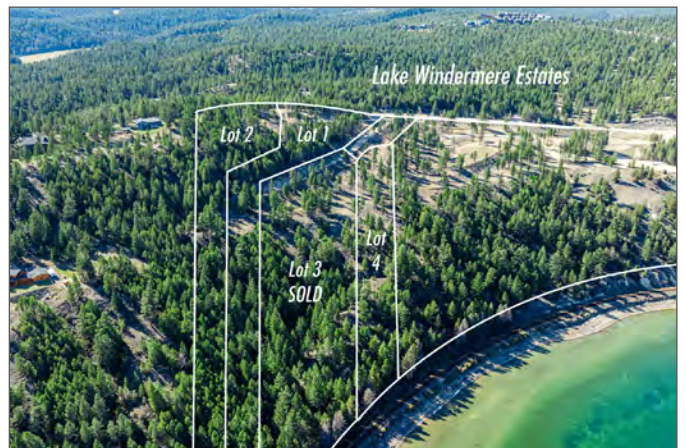
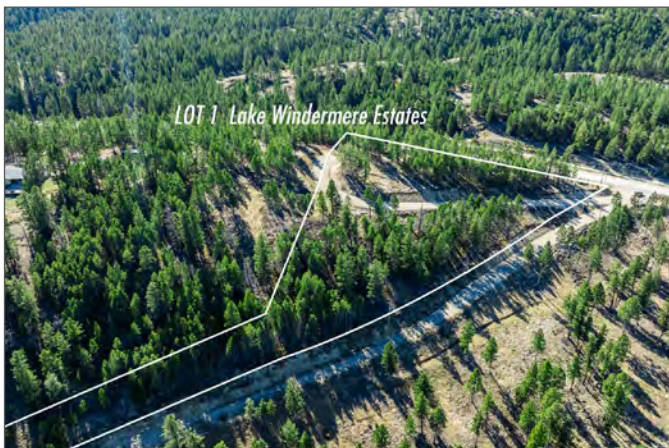
## **ZONING**

The Development is zoned SH - 2 Small Holding Semi-Rural Zone by the Regional District of East Kootenay. The SH-2 zone requires a minimum parcel area of 1.0 hectares and permits single family dwellings with an auxiliary dwelling unit, accessory buildings and structures. Purchasers may obtain details of the zoning restrictions applicable to the Development by contacting the Regional District of East Kootenay, Planning & Development Department.

## **LEGAL**

District Lot 4596 - Plans EPP116235 & EPP116241

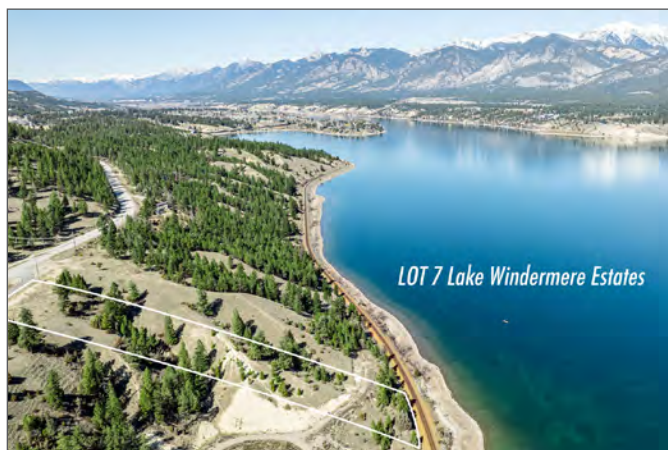








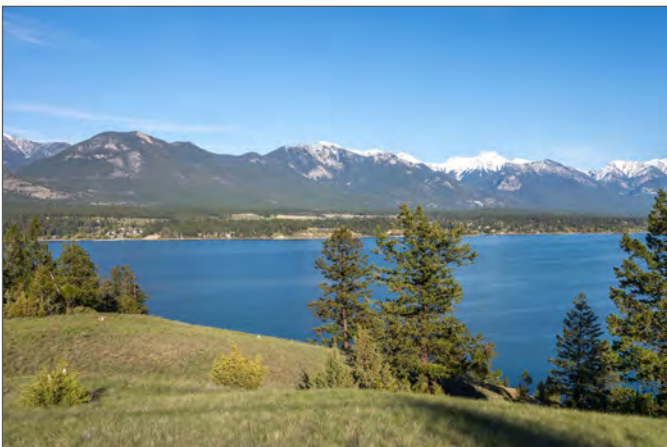








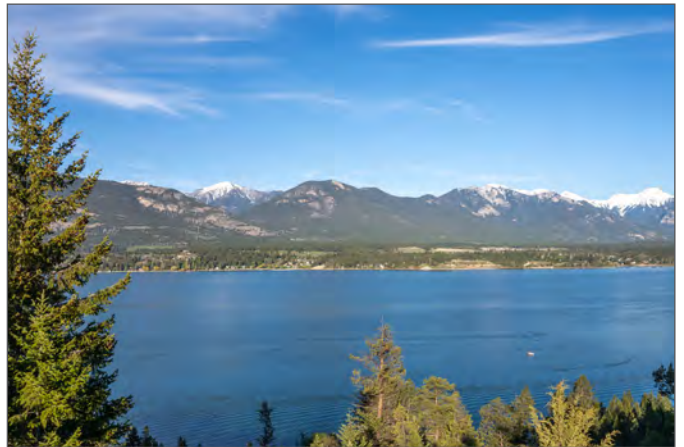
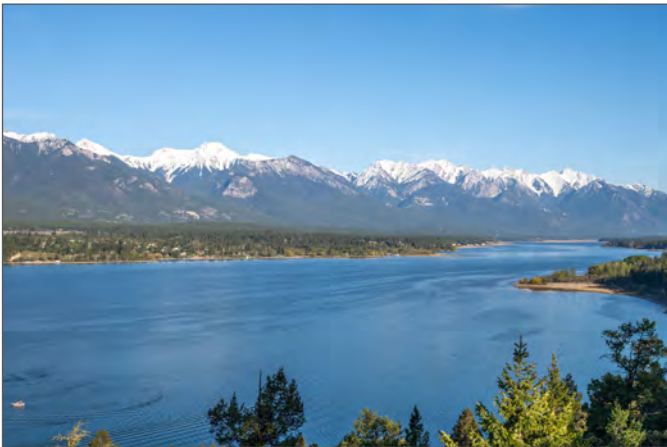












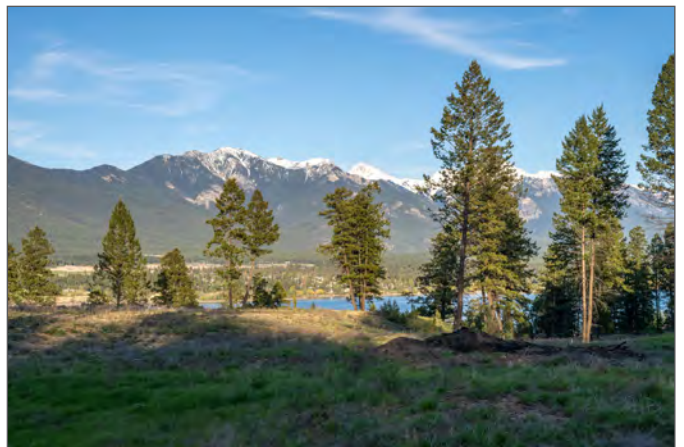
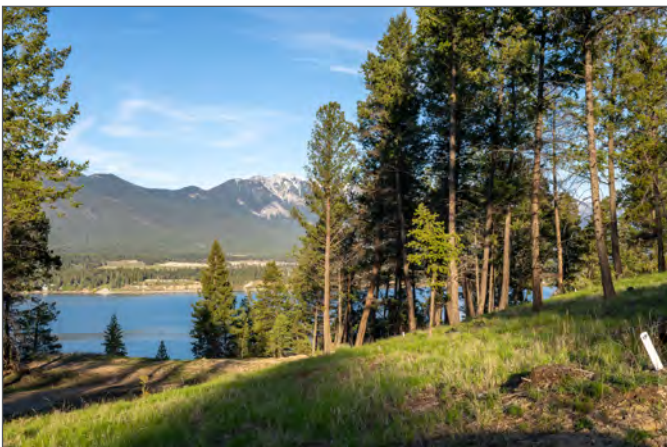




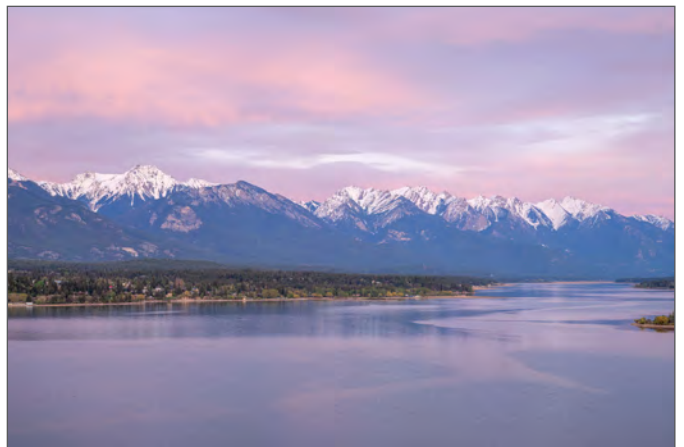
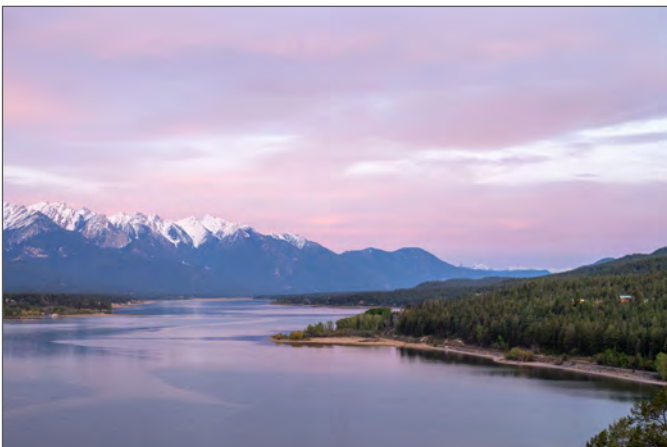
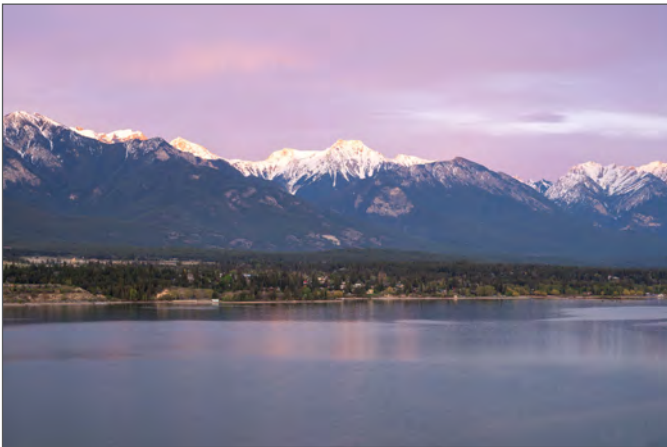
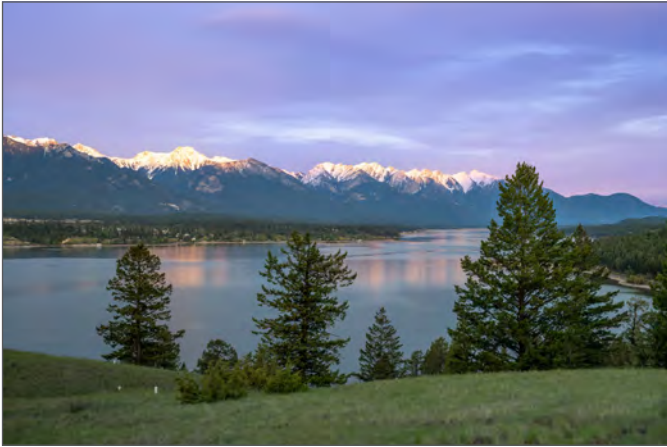


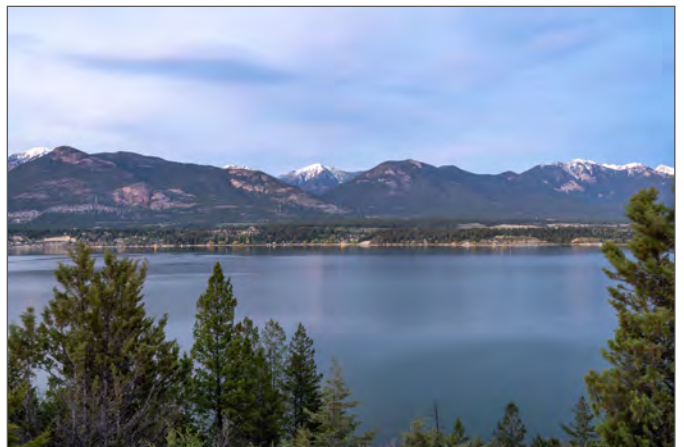
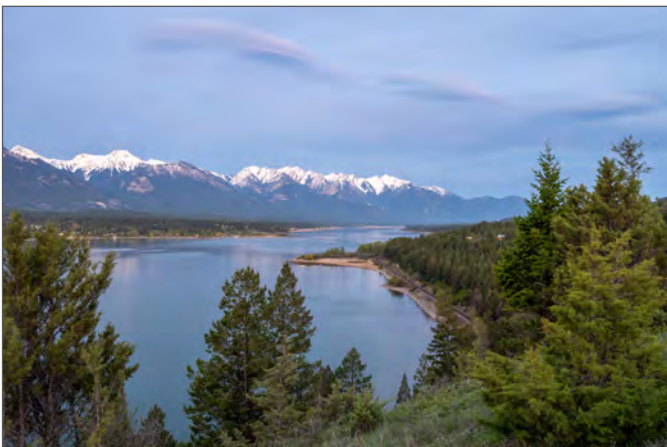
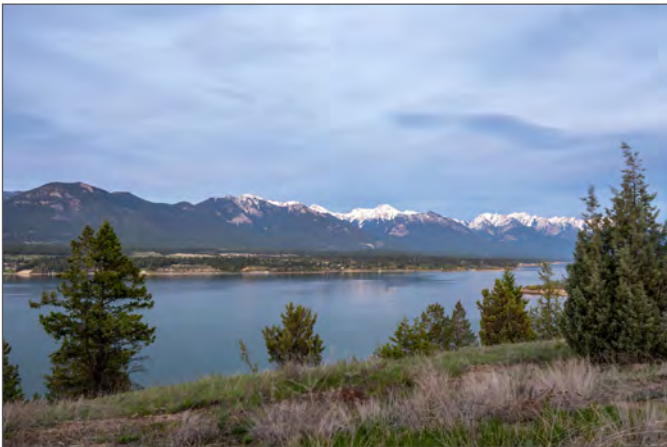










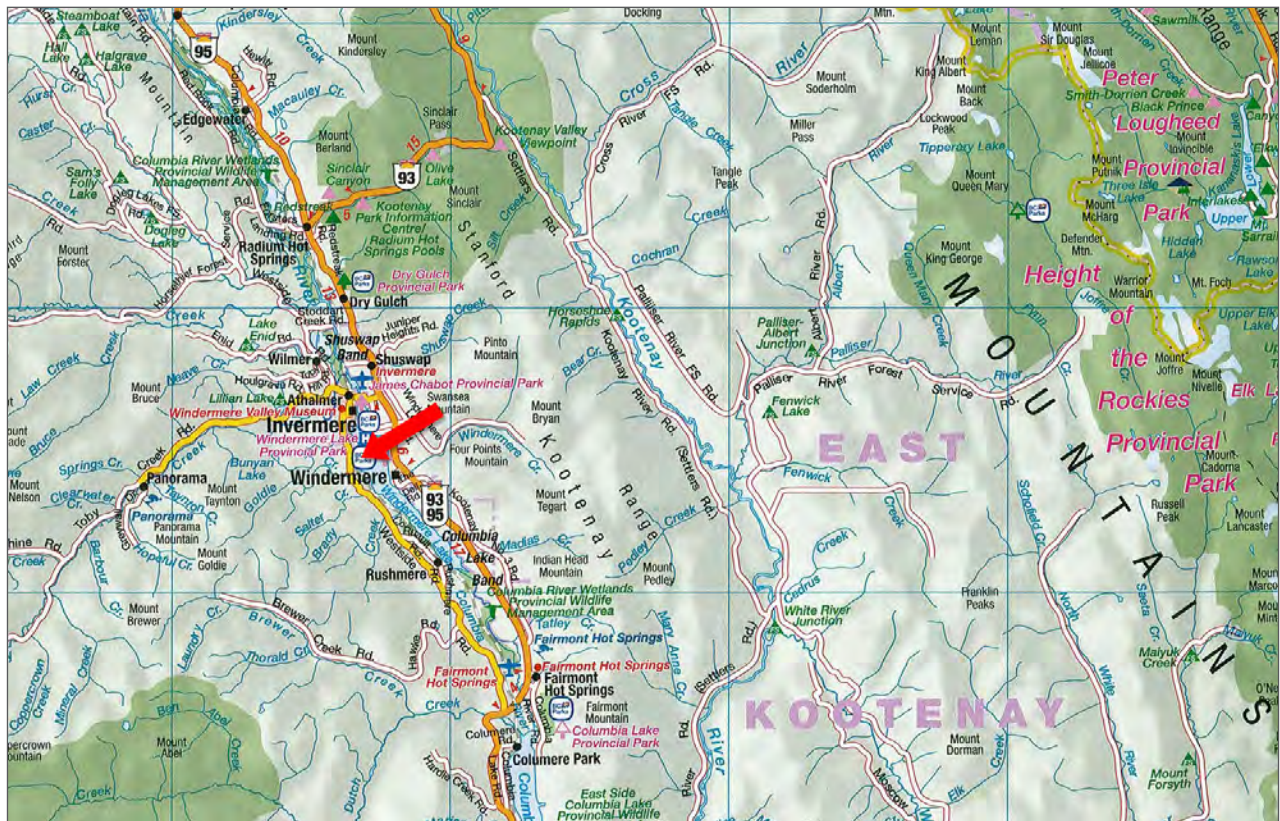








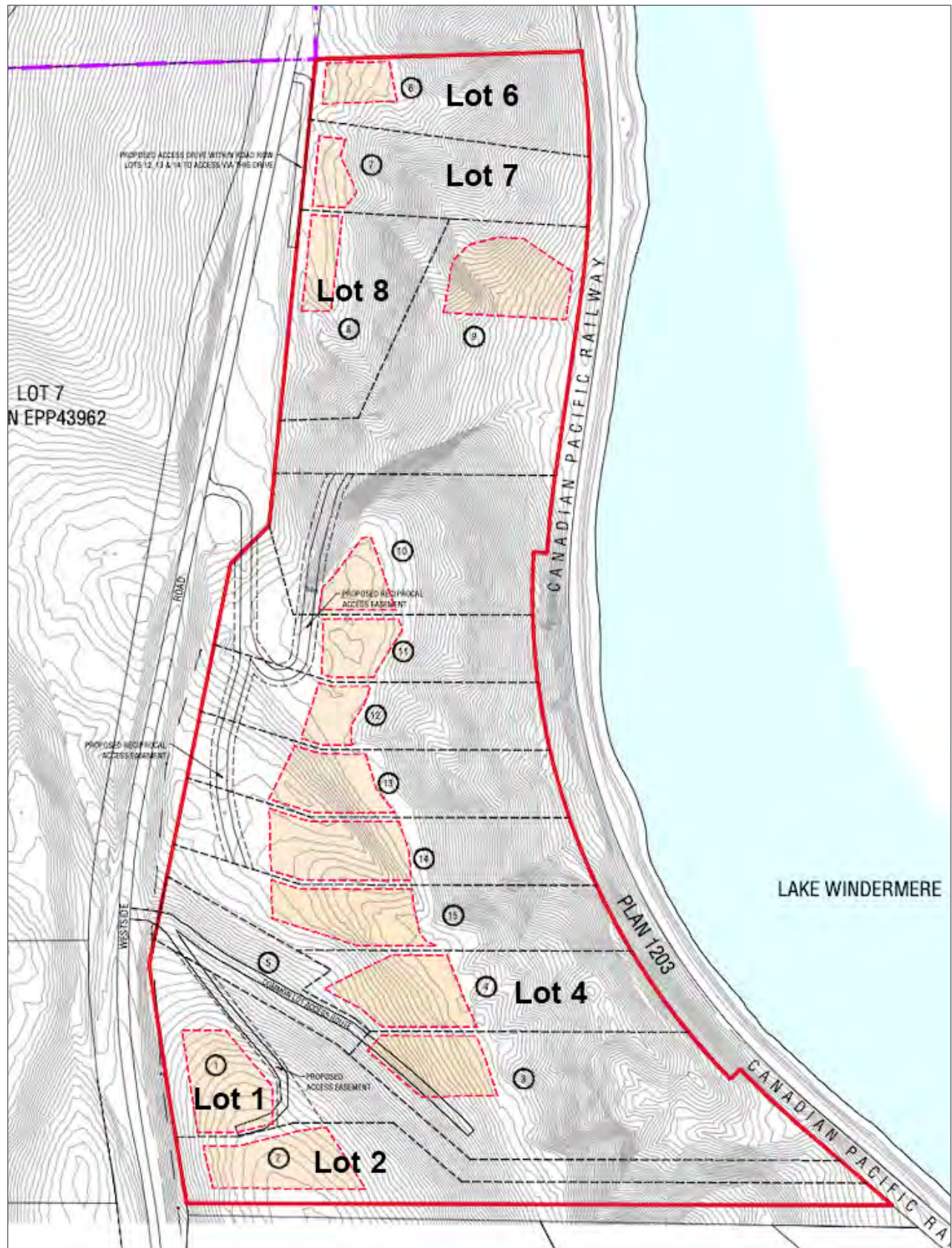




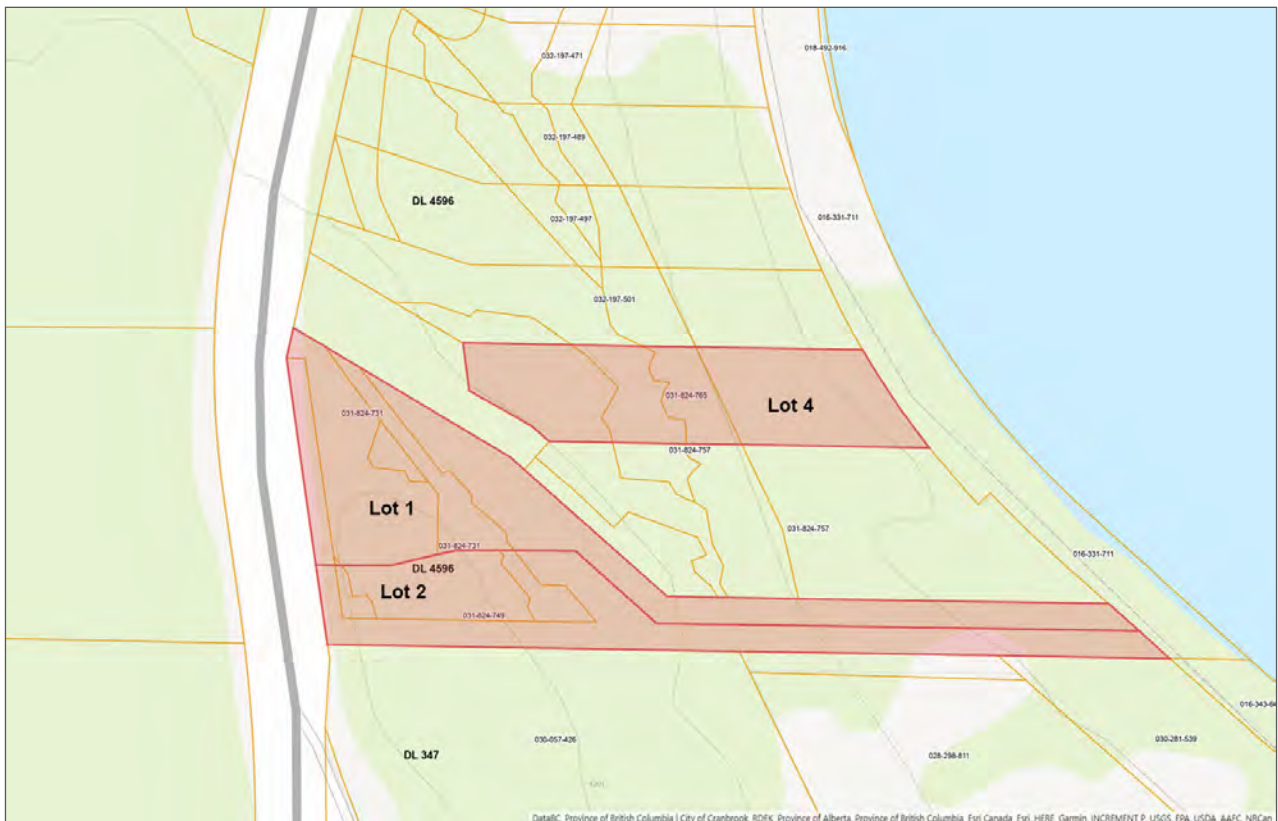




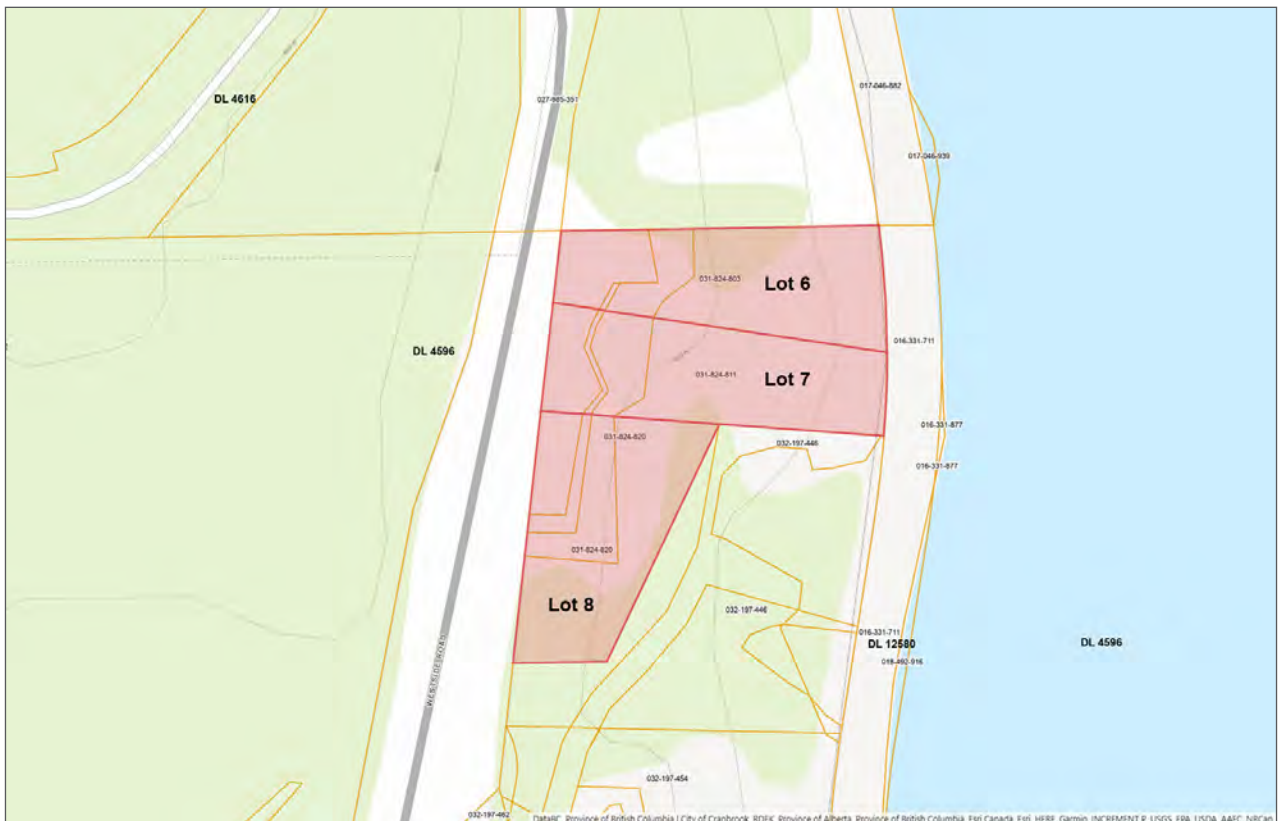














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