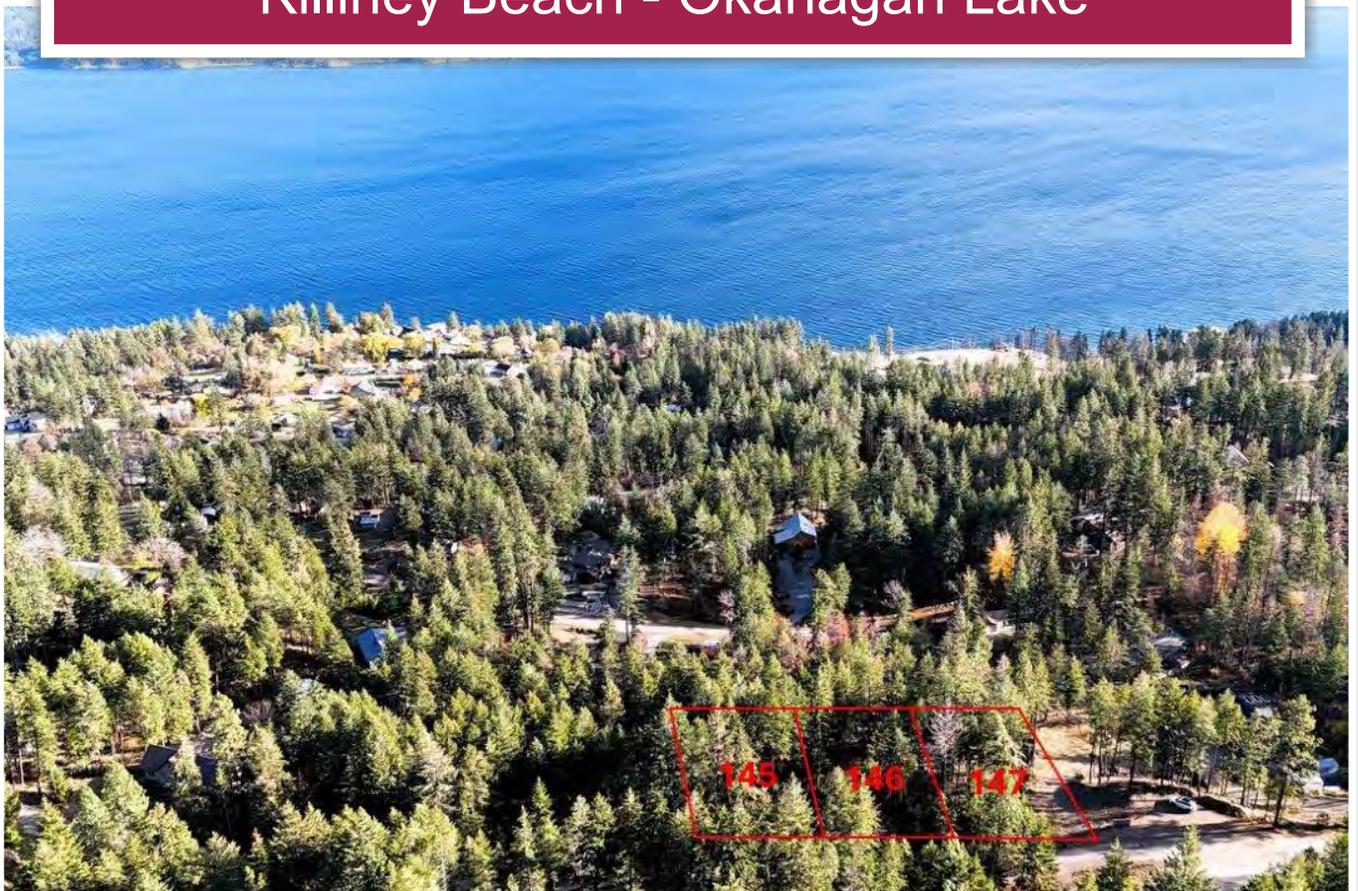




Forested Lake View Lots
Killiney Beach - Okanagan Lake

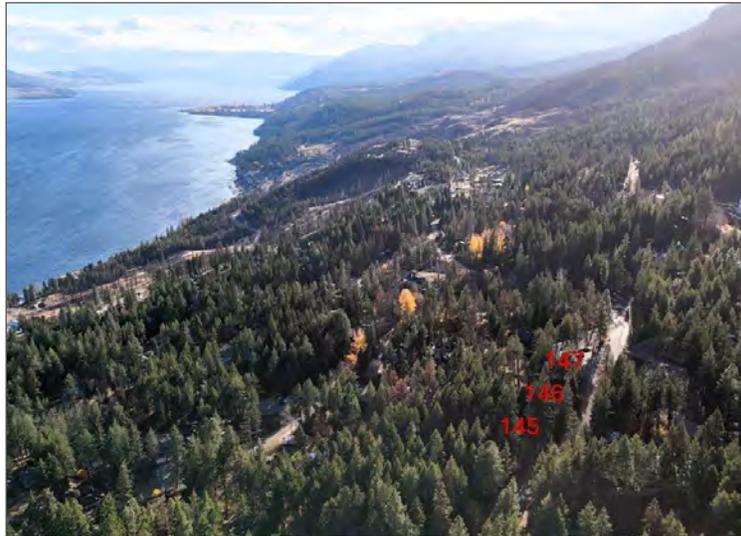


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Forested Lake View Lots

Killiney Beach - Okanagan Lake

PROPERTY DETAILS

Listing Number: 25028
Size (each lot): 0.51 of an acre

PRICE

- Lot 145 - \$89,000
- Lot 146 - \$99,000
- Lot 147 - \$109,000

DESCRIPTION

Beautifully treed lots on the west side Okanagan Lake near Killiney Beach approximately 30 minutes to Vernon or 40 minutes to Kelowna. Each of these lake view lots is 0.51 acres and the lot dimensions are all 100 feet wide at the road and 221.60 feet deep.

The lots all slope down away from the road and towards the lake allowing for a walk-out basement design and beautiful lake views. Each lot has a variation of slope and tree cover.

Zoning allows a house, B&B, and suites are allowed to be built within the house. No building scheme allowing for flexibility of construction, no timelines to follow and no GST.

The area is serviced with community water at lot line. A private septic system will be required for each lot. Power on Keithley Road.

Amazing location for a recreational property or year-round living with a decent commute time to Vernon or Kelowna.

Package sale of all 3 lots possible for \$219,900 (firm), this is well below the combined assessment of \$337,000.

LOCATION

Keithley Road - Vernon BC (near Killiney Beach on the west side of Okanagan Lake)

Notable Travel Times

- Vernon: 30 minutes
- Kelowna: 40 minutes
- Salmon Arm: 1 hour
- Kamloops: 1.5 hours

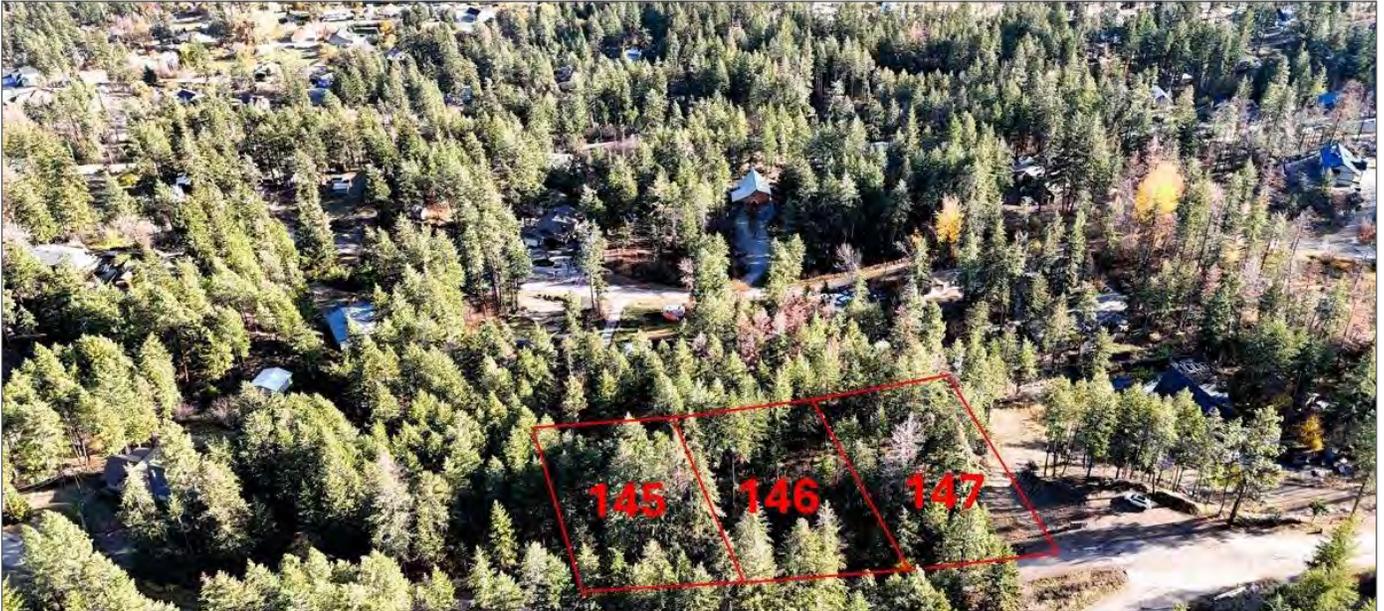
DIRECTIONS

Take the Westside Road along Okanagan Lake to Killiney Beach and look for Udell Road. Carry on Udell Road for approx. half a km and look for Keithley Road on the right. Drive up the hill another half a km until Houghton Road. You will see Canada Post mailboxes on the right side of Keithley. The properties (Lot 147) start just past the post boxes.

AREA DATA

Killiney Beach

The small lakeside community these properties are situated in is known as Killiney Beach on the West side of Okanagan Lake—30 minutes south of Vernon and 40 minutes north of Kelowna. The area around Killiney Beach Park consists of a



mix of mostly year-round residents and some recreational property owners. The main feature of the area is Killiney Beach Park. The park features a boathouse with a dock, a boat launch, a sandy beach, outhouses, and 4 coves with picnic tables along with parking spaces and a nice place to swim. There is a nice little community hall in Killiney beach where private events can be held, and periodically classes such as yoga are held.

RECREATION

The west side of Okanagan Lake offers a diverse array of recreational activities, catering to various interests from water sports to hiking and wine tasting.

Water Activities

Okanagan Lake's warm waters are ideal for numerous water-based activities. The lake's expansive size makes it perfect for boating enthusiasts. Access to the Okanagan Lake, BC's premier lake, is only a couple kilometres from the property. At Killiney Beach Park there is a swimming area, boat launch and other day use

facilities—picnic tables and outhouses. Ideal set up to bring the boat/toys down to the lake and spend the day out on the lake or on its beautiful shoreline. Anglers can enjoy fishing for species like rainbow trout and kokanee salmon.

Parks/Hiking/Biking

Nature lovers can explore several parks and trails. There are lots of good hiking and biking options on the westside of Okanagan Lake and up into the Forest Service Roads that extend into the mountains.

Fintry Provincial Park

Fintry Provincial Park is only a few kilometres away. The park includes 360 hectares from the delta area to a forested area made up of ridges and deep slopes, this park offers two dramatically different topographical areas. There is over 2 km of waterfront with surrounding mountains and deep canyons. Shorts Creek passes through a deep canyon creating a series of waterfalls and deep pools. With almost two kilometres of waterfront property, the park has opportunities for camping,

swimming, fishing, canoeing, kayaking, hiking, and wildlife viewing. Recreational users can enjoy the natural sand beach while wildlife viewers can hike the Canyon trail and view a variety of birds, small mammals, deer, and bighorn sheep in the higher regions. Historical features throughout the park include the Manor House, the octagonal barn and several other farm buildings. A small wetland area located south of the Packing House, a portion of lakeshore and the Shorts Creek corridor and canyon below Westside Road are designated special feature-natural conservation areas. Notable features within the zone include a large eagle's nest, old growth cottonwoods, and several wildlife trees, Shorts Creek waterfall and kokanee spawning grounds. The Fintry Manor House, garden, the barns, remnant power generation, and irrigation systems are special heritage features.

MAP REFERENCE

50°11'25.31"N and 119°30'37.28"W

BOUNDARIES

Please see mapping section, all boundaries are approximate. Lines on aerial images are approximations.

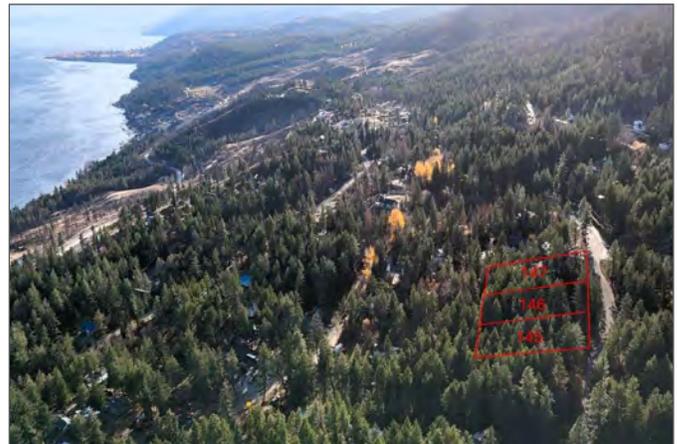
INVESTMENT FEATURES

Potential to buy all 3 lots for \$250,000 which is \$87,000 under the combined assessment.

- Asking price for package - \$250,000
- 2025 Assessment for package - \$337,000

SERVICES

- Water to lot line via the Regional District - Killiney Waterworks
- No sewer or septic on site (private septic required)
- Power on Keithley Rd



IMPROVEMENTS

Bare land

TAXES

- Lot 145 - \$410
- Lot 146 - \$460
- Lot 147 - \$460

ZONING

Ru5 (RDCO)

Permitted Uses

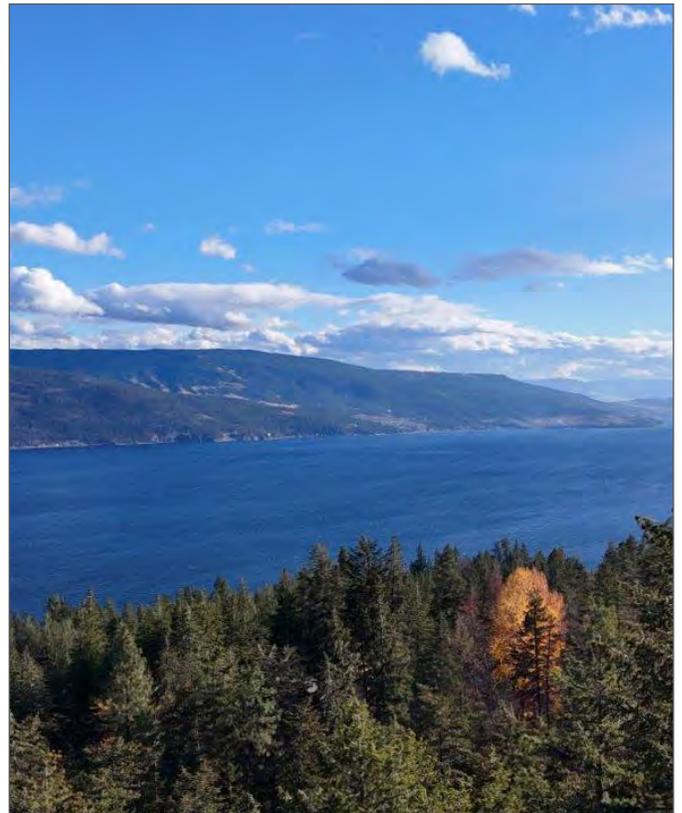
Single Family Dwelling, Secondary Suites, B&B, Day care, Home-based business, Accessory Dwellings

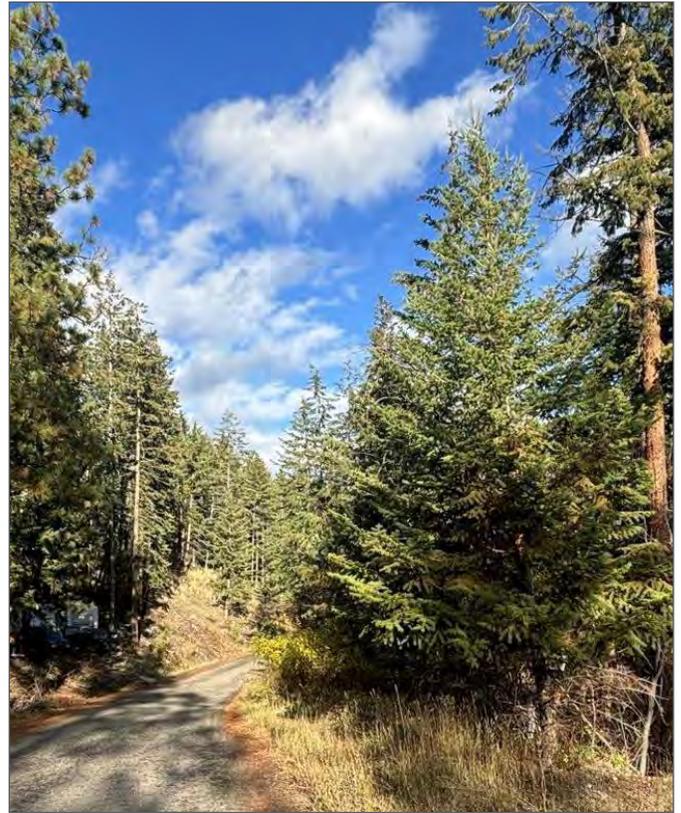
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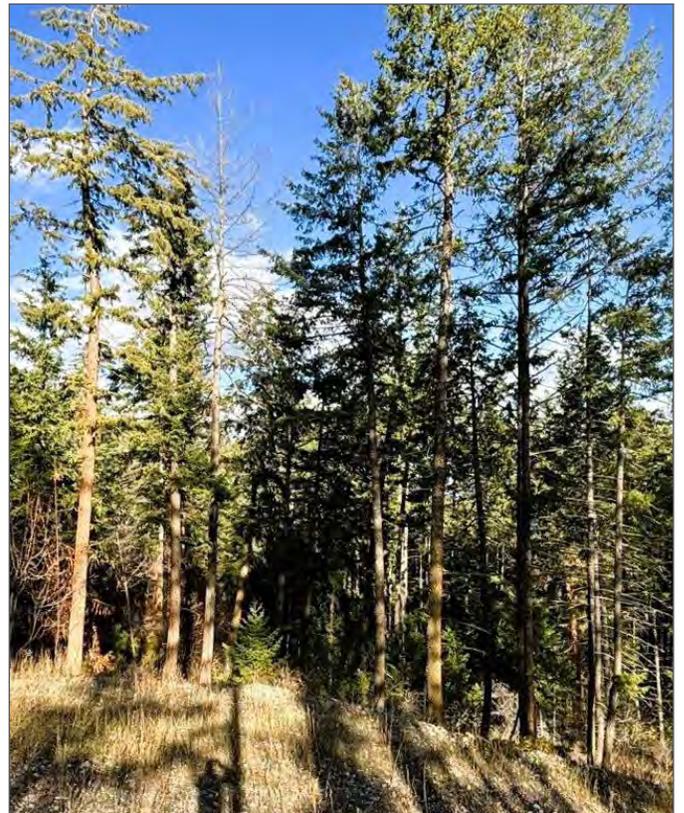
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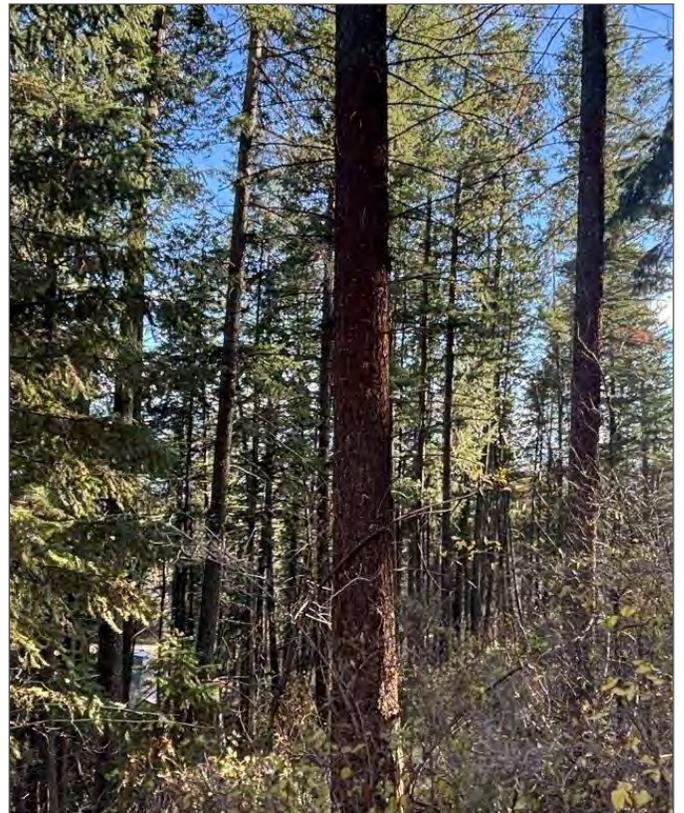
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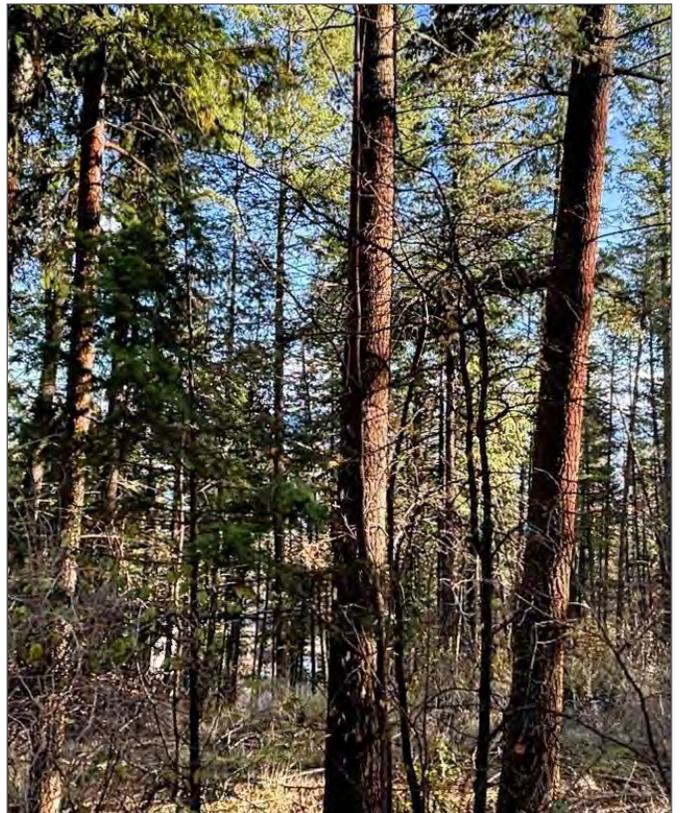
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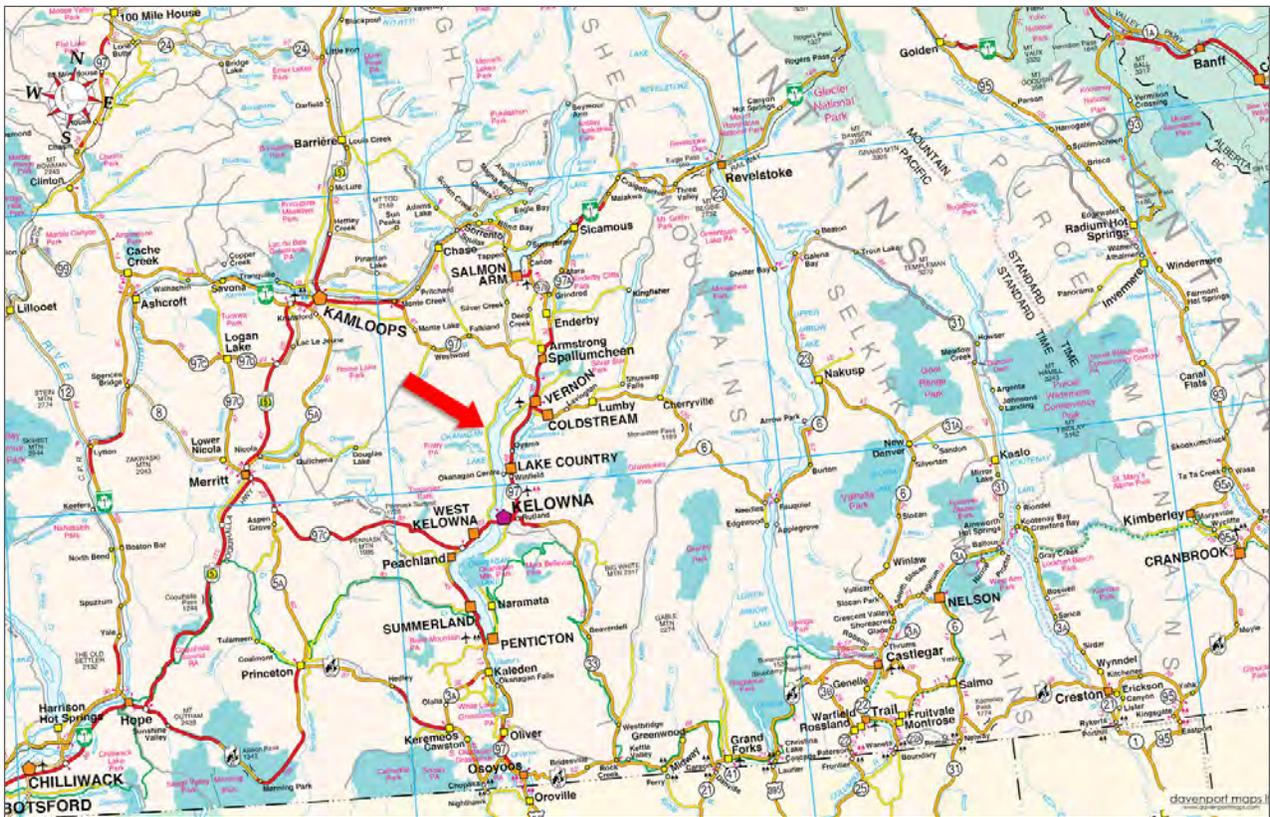
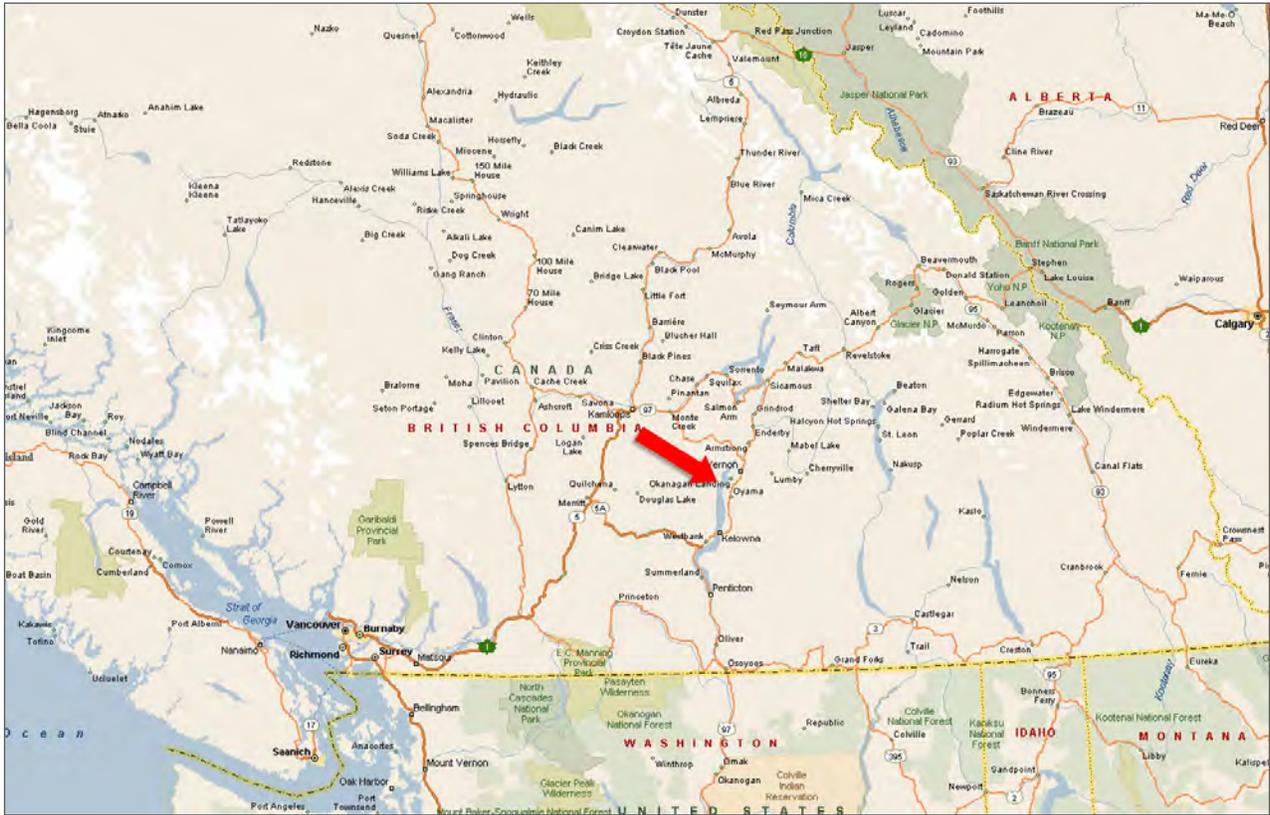


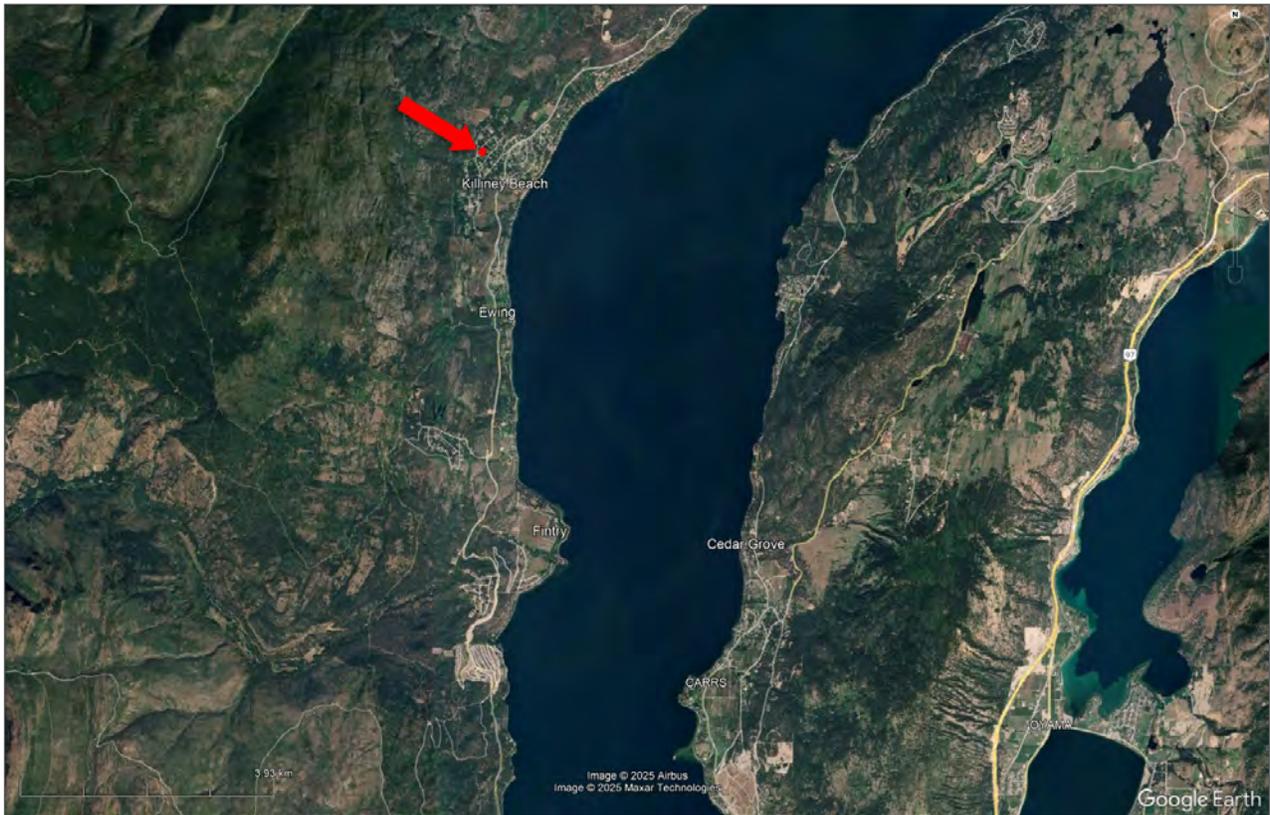


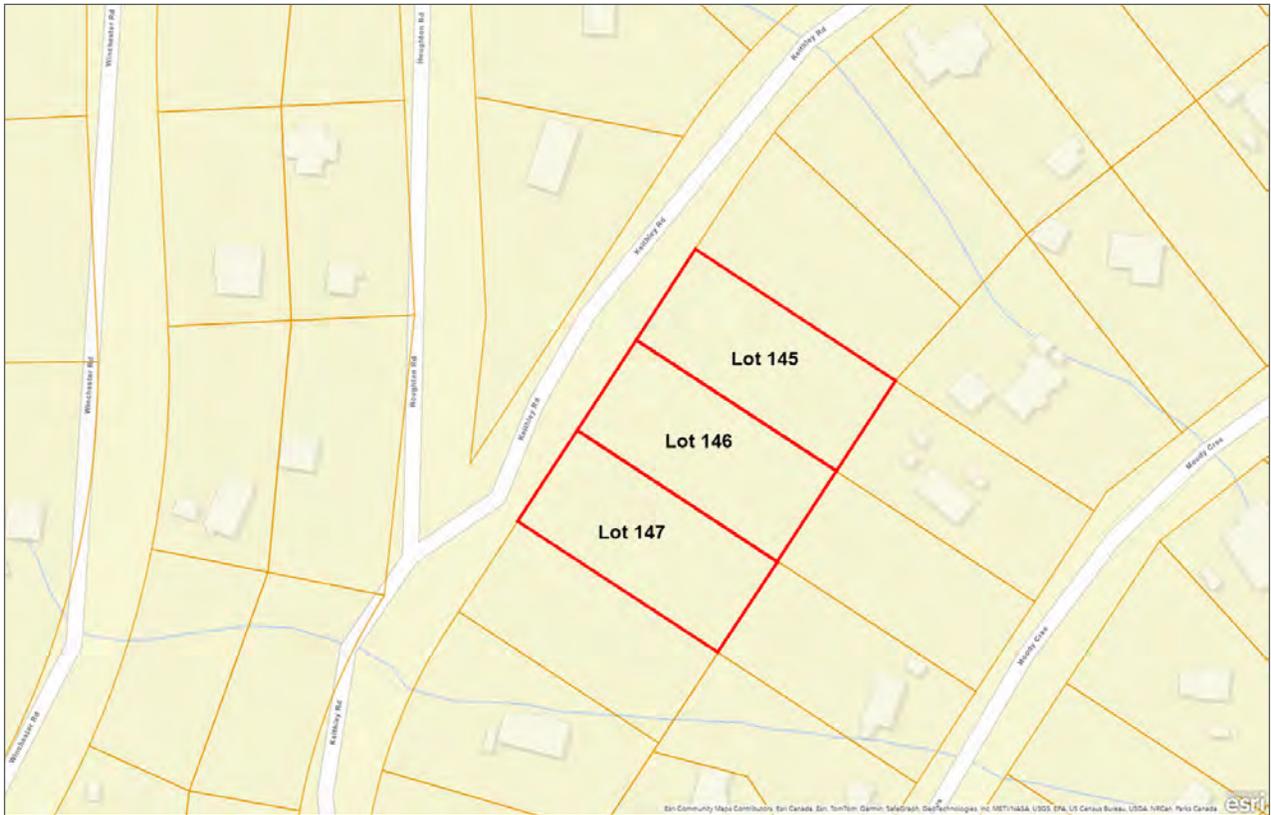














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