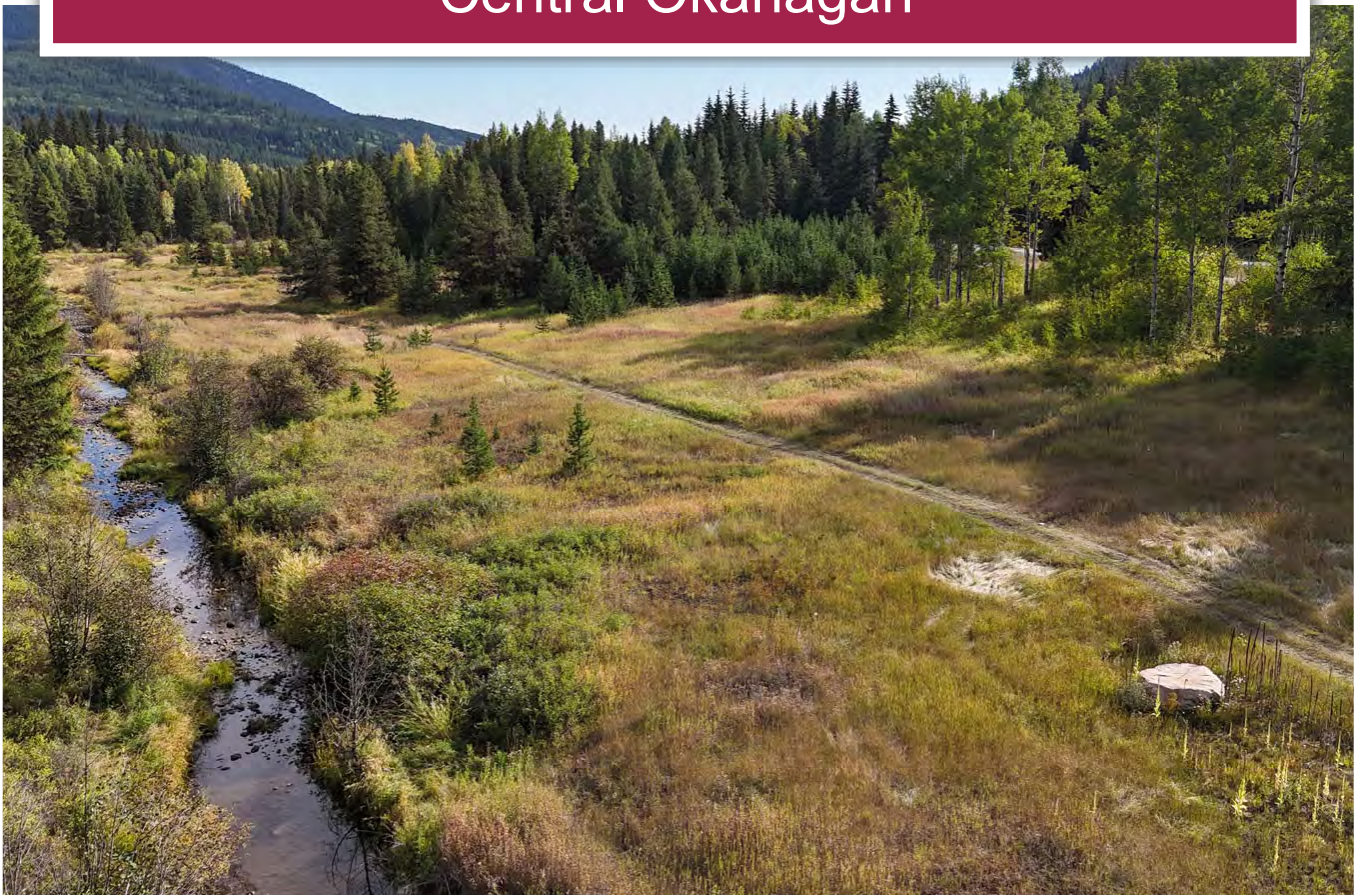




Off-Grid Acreage with Creek
Central Okanagan



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PROPERTY DETAILS

Listing Number:	25266
Price:	\$239,000
Taxes:	\$590
Size:	1.39 acres

DESCRIPTION

Picturesque little off-grid acreage (1.39 acres) that fronts on a year-round creek (Clark Creek) and enjoys an ease of access off Highway 33 just 30 minutes south of Kelowna and 20 minutes from Big White Ski Resort.

The land is comprised of an open meadow/pasture and a small forested bench that provides a nice privacy buffer between a prime building site and a private road for access just off the highway.

The land is not zoned allowing for a variety of uses—cabin or cabins, an off-grid country home, tiny home or homes, open a bed and breakfast, set up and RV site or a few pads for a group purchase and there is lots of land and a few options to place a nice shop/outbuildings or maybe a large garden.

The property has been setup with a drilled well (6 gpm), and has been approved for septic. With the improvements in solar technology for heat using efficient solar vacuum tubes that work well in low light times of the year, power from solar panels that serve a battery bank, add a propane tank for backup/alternative power, a wood heater and one could become quite self sufficient growing a lot of your own food and of course enjoying all

the recreational pursuits in the area less than 30 minutes from Kelowna.

LOCATION

Clark Creek Road off of Highway 33 in the Central Okanagan

Notable Distances

- Big White Ski Resort: 20 minutes
- Kelowna: less than 30 minutes
- Osoyoos: 1 hour 40 minutes

DIRECTIONS

10.5 km south of the turn off to Big White, look for Clark Creek Road off Highway 33. Lot 16 is just off the highway on this private road. Sign on property. Please see maps.

RECREATION

The area surrounding this little acreage is a year-round recreational paradise and it is hard to beat the climate the central Okanagan offers.

The Kettle Valley Railway recreational trails are just a 20-minute hike up the southwest side of the valley, or a 6- or 7-minute drive on the nearby Idabel Lake Road takes you to a trail access point. Here you can hike or bike on over 600 km of scenic trail.

There are also several great recreational lakes nearby, both large lakes suitable for boating or smaller fishing lakes . . . Arlington Lakes, Idabel Lake, McCullough Lake, which has islands in it, as well as Pear, Summit, Hydraulic, Fish, Goathide, Acme, Barge, and Mile High Lakes, to name a few.



The MuCullough Lake Cross Country Ski Trails Recreation area and the Kelowna Nordic Club is only 10 minutes away offering groomed Nordic and snowshoe trails.

And of course, Big White is only 20 minutes away offering lots of winter and summer fun to be had there. In winter, the ski resort offers 119 ski runs, 16 lifts and over 24 feet of annual snowfall. Add to this Nordic skiing, a tube park, fat bike trails, ice skating and world class dining options, spa services and much more, and you have a winter wonder land less than 20 minutes away. In summer there is a world class bike park, down hill trails, a disc golf course and hiking.

Add to this Thunder Mountain Raceway (less than 10 minutes away) and you have a wide array of entertainment options.

MAP REFERENCE

49°42'46.69"N and 119° 6'25.75"W

SERVICES

- Off-grid, no BC Hydro power

- Drilled well (6 gpm), there is also a year-round creek (Clark Creek)
- Property has been approved for septic
- For Internet and cell/Wi-Fi calling, Starlink is available

IMPROVEMENTS

Bare land

ZONING

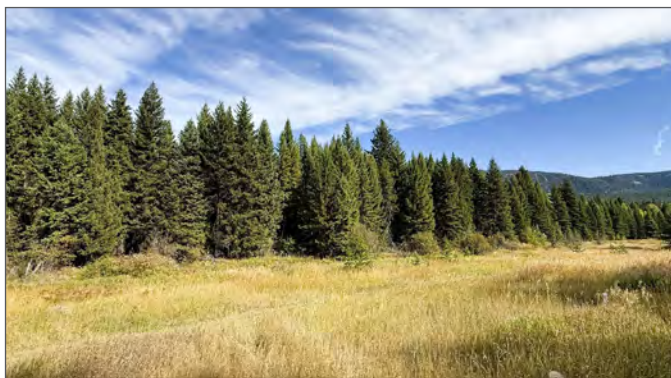
No zoning

With no zoning you have a variety of development options—add a cabin or cabin(s), an off-grid country home, RV site or a few pads for a group, set up a small hobby farm and have you chickens and a large garden . . . or ?

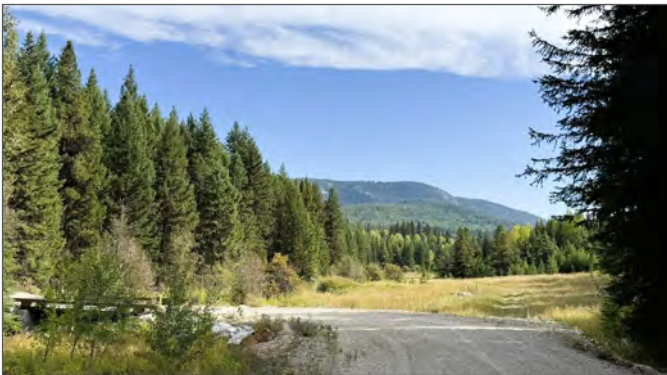
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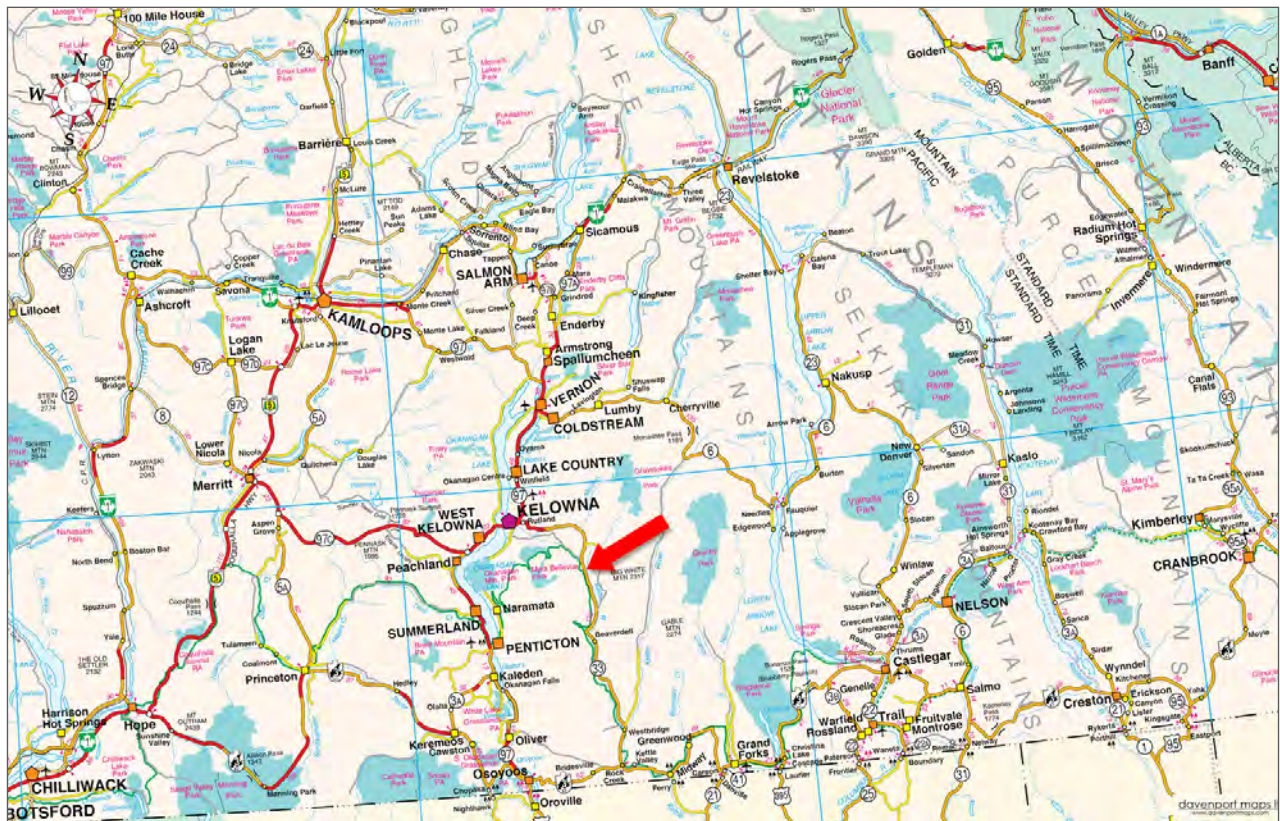
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DIVISION YALE DISTRICT PLAN EPP115865

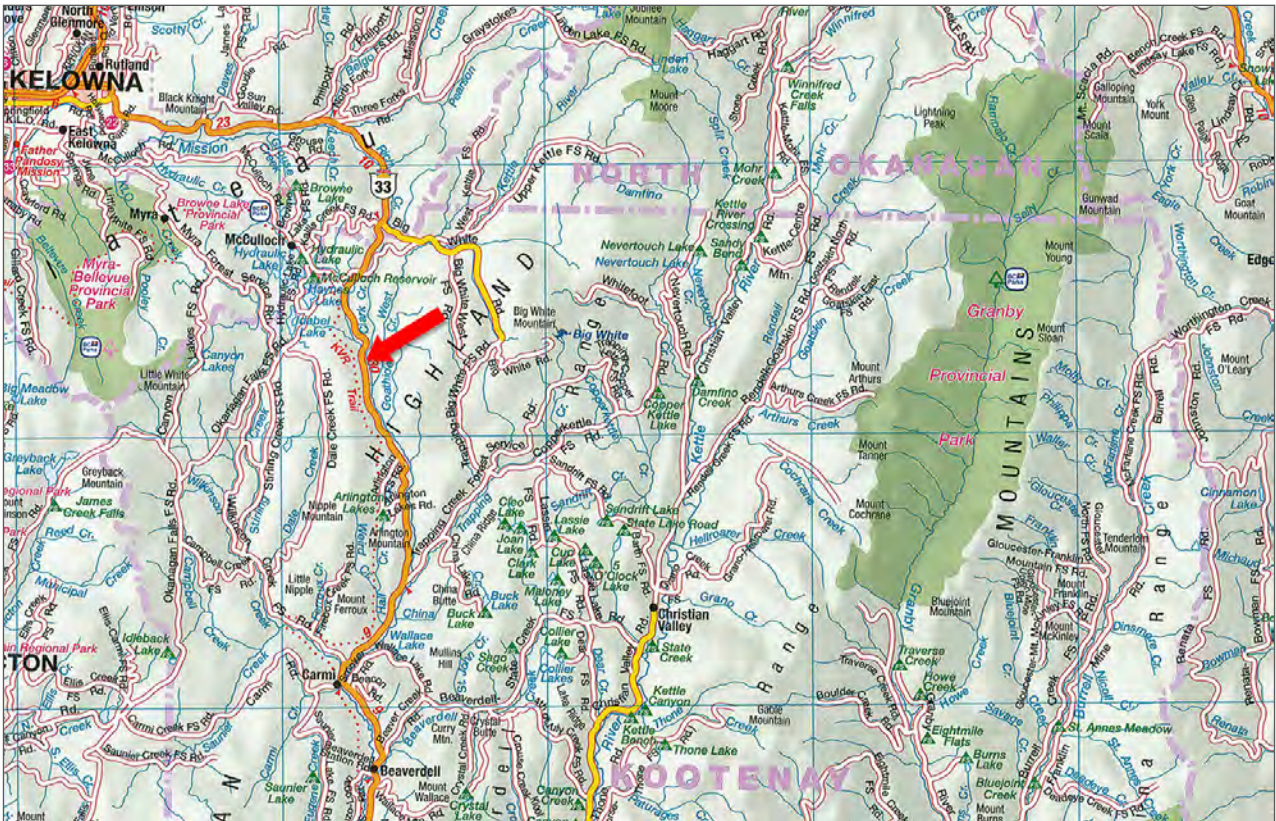
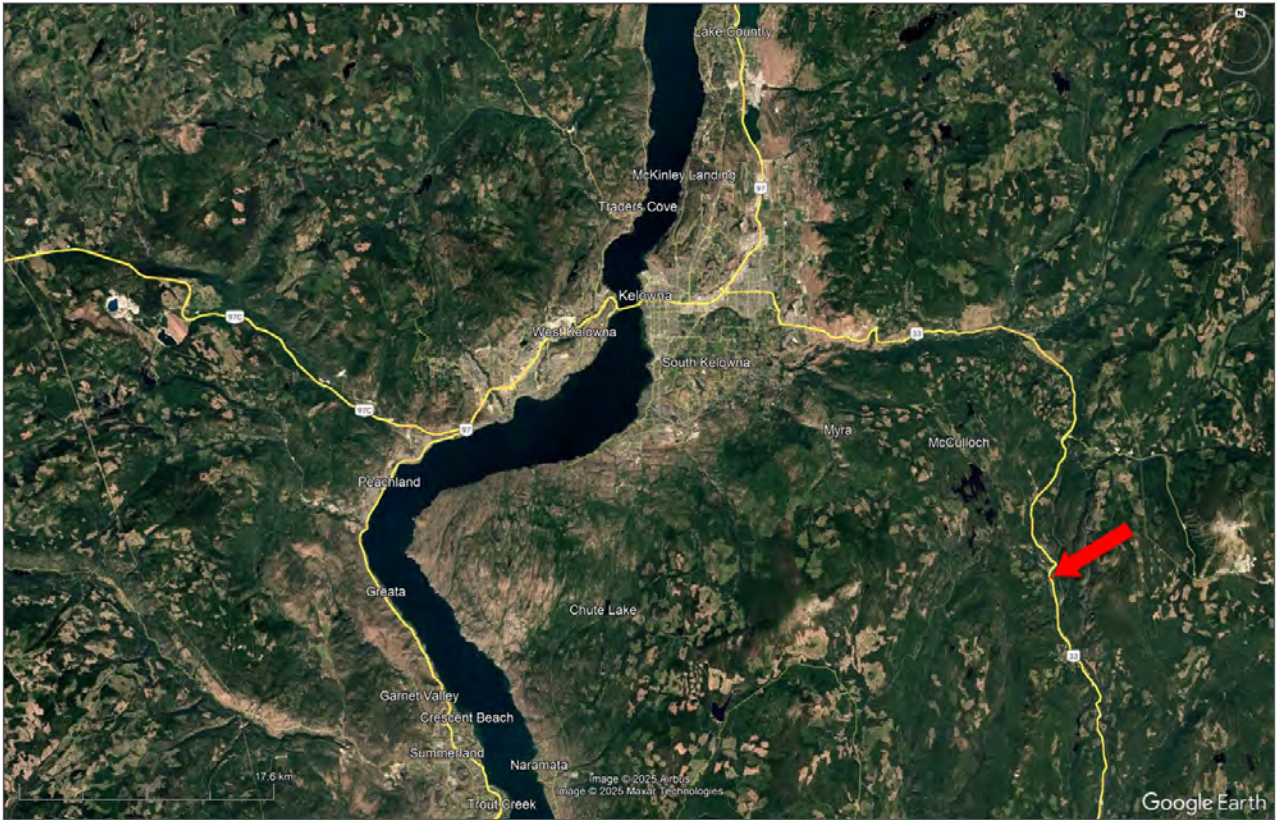
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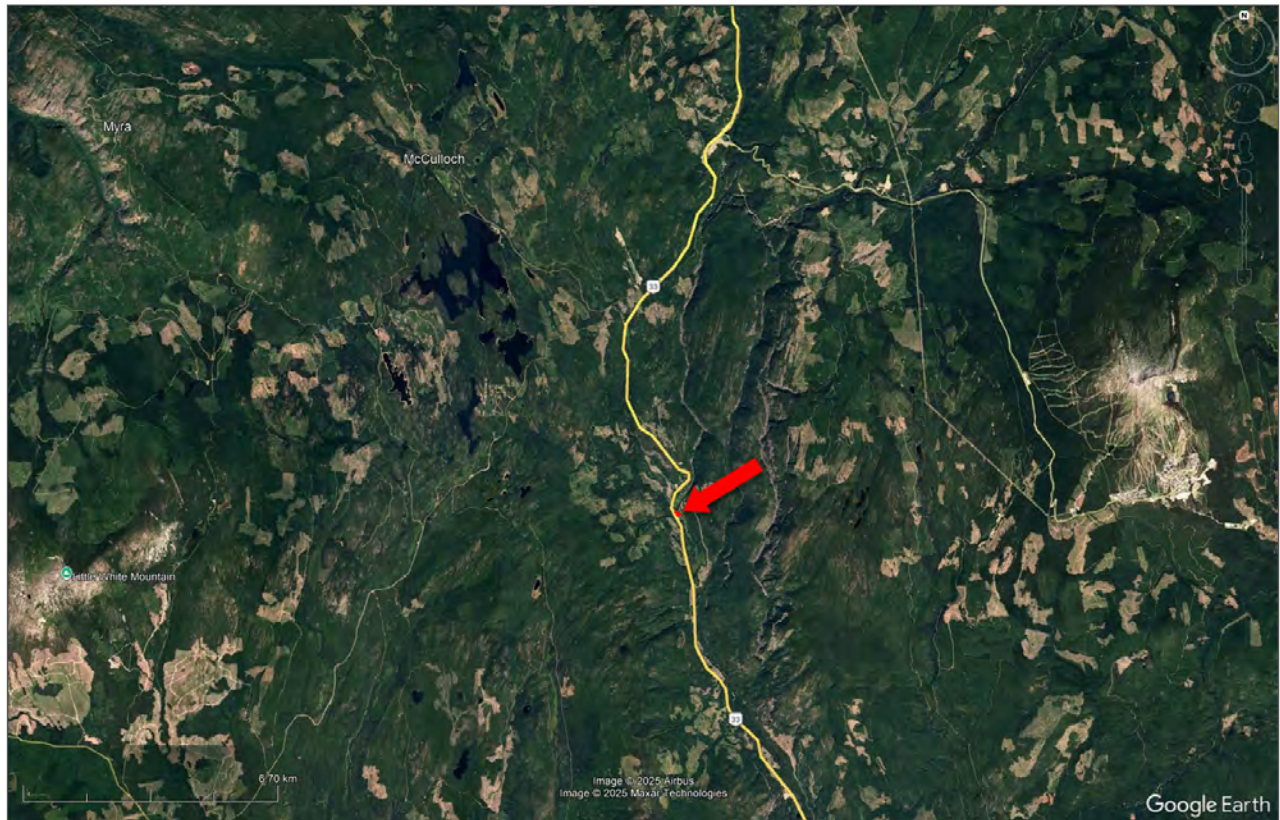


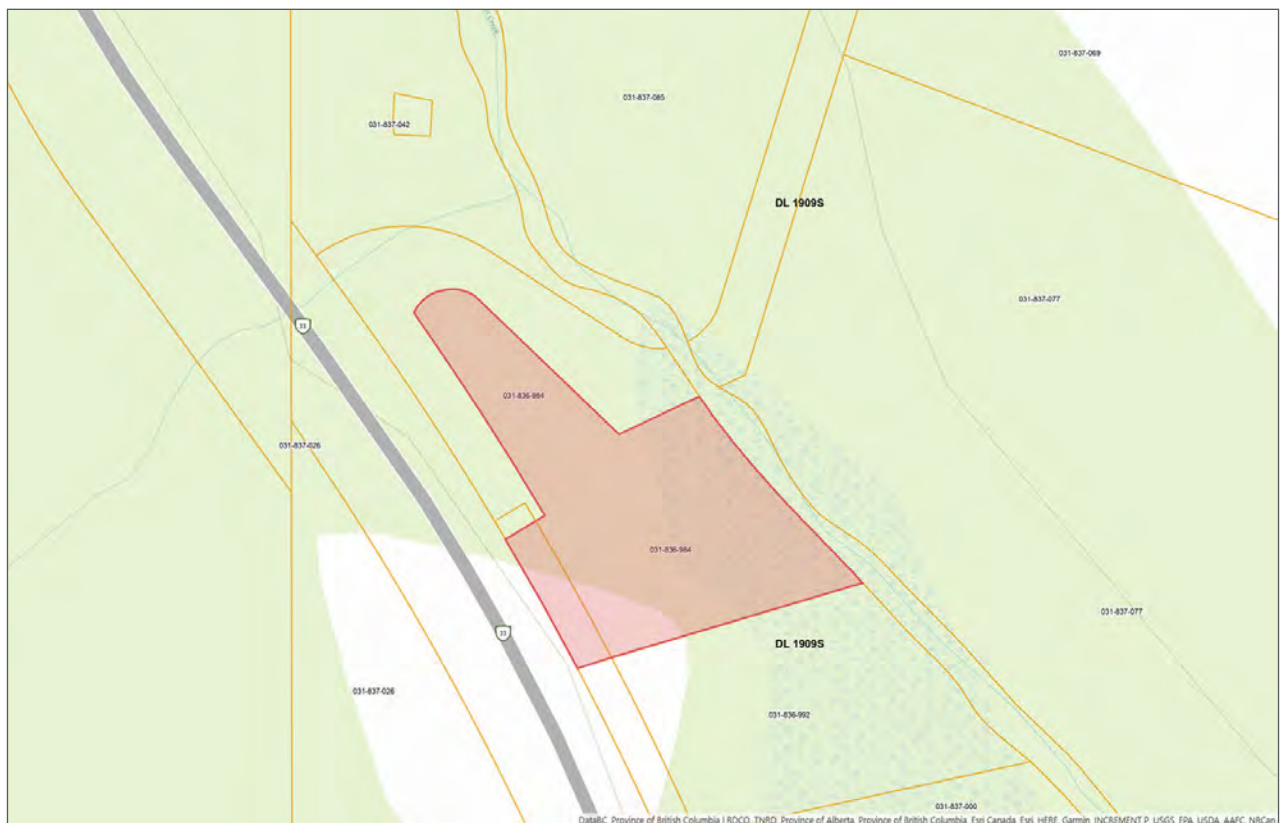
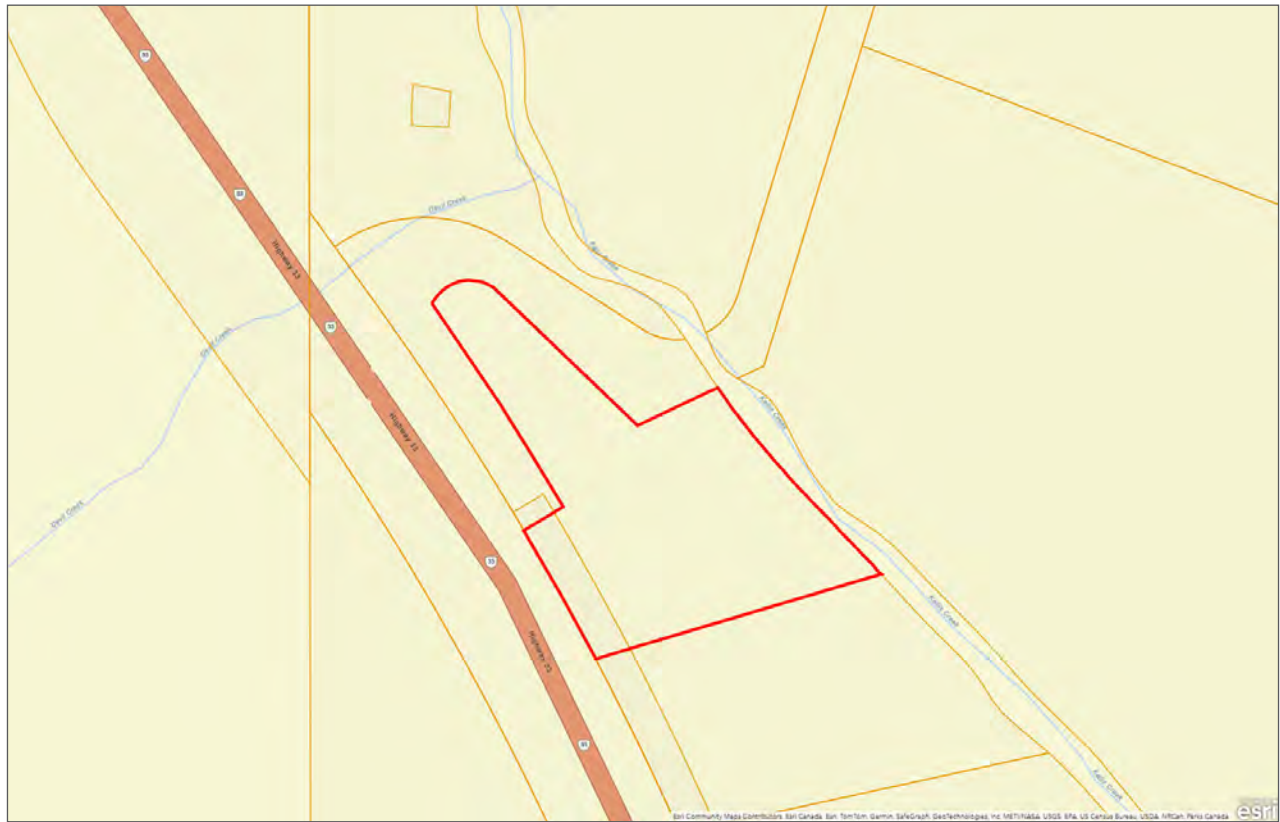














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