

131 Sunset Boulevard, Vernon, BC

\$299,000

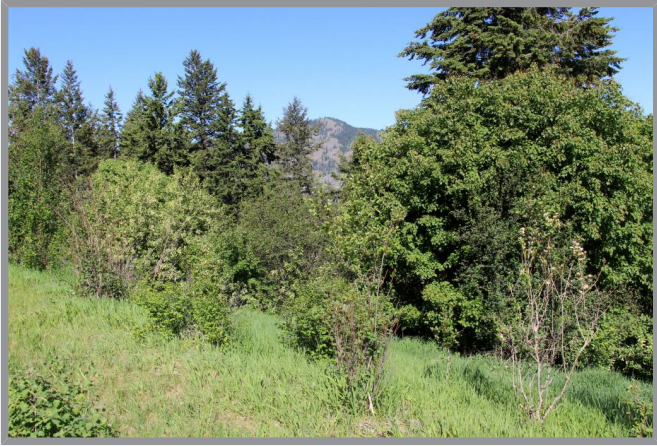


BUILDING LOT IN EXCLUSIVE BEVERLY HILLS ESTATES!

Fabulous 1.06 Acre building lot in exclusive gated Beverly Hills Estates! Stunning views of Okanagan Lake and the City! Love the peace & quiet in this beautiful semi-rural treed setting backing onto an estate farm! Build your luxury dream home here! Great location for a level entry home with walkout lower level. Enjoy 50 additional acres of common property. Close to the City of Vernon, while [Predator Ridge Golf Course](#) and [Sparkling Hill Resort](#) are only 15 minutes away, [Silver Star Mountain Resort](#) is just 30 minutes drive and Kelowna International Airport is within 35 minutes. Come and create your Okanagan lifestyle today!

HOMES AND VACATION PROPERTIES IN VERNON, BC AND THE NORTH OKANAGAN ARE NOT SUBJECT TO THE BC SPECULATION TAX!





Specifications

Price \$299,000	MLS® # 10162407
Neighborhood Okanagan Landing	Zoning RR - Rural Residential
Lot Size 1.06 acres	Lot Frontage 311'
Lot Depth 139'	Taxes \$1,653 (2017)
Strata Fees \$2,400/Annually	
Strata Inclusions Contingency Reserve, Gate, Insurance (common), Landscaping (common), Road Maintenance, Snow Removal	
Services Services Available, Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water	



Features

BEVERLY HILLS ESTATES

- 34 One-Acre view properties developed with the utmost concern for the environment and preservation of the natural settings
- Comprehensive building guidelines ensure this concept is not compromised and that your investment is protected!
- The location in optimum! Kelowna International Airport is 35 minutes South and provides direct service to Seattle, Vancouver and Calgary
- Vernon's airport, just five minutes away, accommodates corporate jet aircraft
- World class Predator Ridge Golf Course and Sparkling Hill Resort are just a short drive away
- Thirty minutes to Silver Star Mountain Resort
- The Vernon Yacht Club, Paddlewheel Park and the 'local' Blue Heron Pub are with-in minutes
- Gated entry for exclusivity and privacy
- Overlooking the Equestrian Center with panoramic views of Okanagan Lake and the valley
- 50 Common treed acres bordering the neighbourhood ensure future privacy and offer private hiking and walking trails
- RENTALS - An owner who wishes to rent a strata lot must apply in writing to the strata council (see bylaws for complete details)
- PETS - A maximum, in combination, of 3 cats and dogs (see bylaws for complete details)

LOT 131

- Situated on the lower side of the road this 1.06 Acre lot backs onto rural land with stunning views of Okanagan Lake and towards Silver Star Mountain
- Ideal for a ranch style home with walkout lower level
- Naturally treed offering privacy
- All services at lot line
- Building and landscape design in place



