

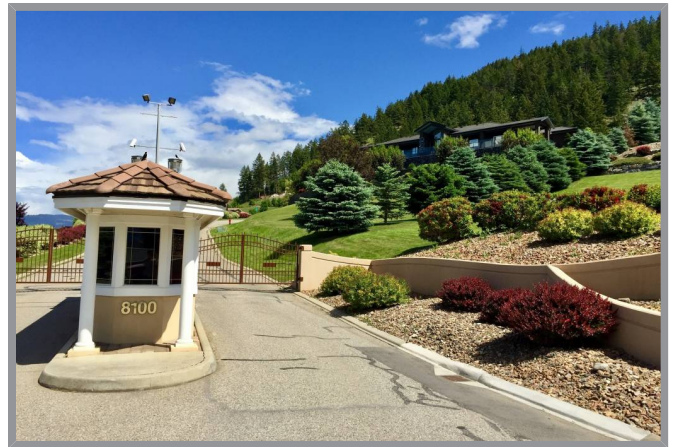
116 Sunset Boulevard, Vernon, BC



OKANAGAN LUXURY LIVING IN BEVERLY HILLS ESTATES!

Superior 1.03 acre building lot in Beverly Hills Estates! Love the amazing panoramic Okanagan Lake and valley views or watch the horses play in the fields of 'Paradise Ranch' below! Extensive excavating and rock removal done to create a spectacular clean 80' x 165' building site with a natural rock and forested backdrop. Ready to build your dream home and pool! Driveway is in. Underground services are in! Want to minimize your work even further? Building plans, licensed builders and financing packages are available! New estate homes under construction on adjoining lots so don't delay! Private trail access from your backdoor to 50 acres of common property with exclusive hiking and walking trails bordering the neighbourhood and ensuring future privacy. Beverly Hills Estates is a private and gated community of exceptional homes, just 5 minutes to the beach and Yacht Club! Close access to Wineries, [Predator Ridge Golf Course](#) and [Sparkling Hill Resort](#) are just 15 minutes away, [Silver Star Mountain Resort](#) is 30 minutes and just 35 minutes to Kelowna International Airport. Come and create your Okanagan lifestyle today! +GST Your purchase in the North Okanagan is Not subject to Speculation Tax!





Specifications

MLS® #
10187104

Zoning
RR - Rural Residential

Lot Frontage
171.3'

Taxes
\$1,339 (2018)

Strata Inclusions
Contingency Reserve, Gate, Insurance (common), Landscaping (common), Road Maintenance, Snow Removal

Services
Services at Lot Line, Hydro, Natural Gas, Telecommunications, Sewer, Municipal Water

Neighborhood
[Okanagan Landing](#)

Lot Size
1.03 acres

Lot Depth
298.9'

Strata Fees
\$200/Monthly



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' Outboard Waterfront 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
- PETS - A maximum, in combination, of 3 cats and dogs (see bylaws for complete details)

THE PROPERTY

- 1 Acre building Lot in Beverly Hills Estates with amazing panoramic Okanagan Lake and valley views in a semi-rural setting. Build your own private estate!
- Perfect for a grade level entry home
- Building location has been excavated and rock removed to create a clean building site
- Building plans available with licensed builders available
- Financing package available
- Building and landscaped design in place
- Underground services are in!
- Strata community for low maintenance lifestyle
- Lot features a private hiking trail right out your backdoor to the top of the mountain for the ultimate outdoor experience in your backyard!! Bring your hiking shoes!
- Paradise Ranch horse riding



