

The Slopes of Garnet Valley

PRIVATE wilderness estate right in the small town of Summerland. 22 acres not in ALR, zoned for subdivision but priced as a single family building lot. Existing CR Municipal Zone allows for two and a half acre parcels on approved septic. OCP Urban Growth Planning Area, Highest and Best use development with potential for all services. Neighbour to Summerland's major development parcel, Hunter's Hills. Private Driveway Access off Garnet Valley Rd. Buildable land that does not need to be rezoned.

\$865,000.00 & HST

This would be a bargain even if the land was in the ALR, which it is not. Remember, though, that if the land were dead flat, it would be in the Agricultural Land Reserve with no potential for development, and would not offer privacy and views like this land does.

PROPERTY FEATURES: The land is rocky with sloping to steep terrain, so the buildable area is less than the full 22 acres. In fact, this terrain provides for very beautiful valley views and perfect privacy, and the southfacing low slope land does have potential for planting, all right in town and on town services.

The landmark bluff trail leads to a natural Aspen Pool...surrounded by whispering aspen, fir, pine and poplar that come alive in spring and burst into spectacular colors during in the fall. From the private pond, nature trails lead to the best part of this parcel: The Garnet Valley Plateaus with their low slope areas give the best views up, down and across the beautiful valley.

This area offers some of the best hiking, biking and quading opportunities in the Okanagan, including well over 600 acres of raw Crown land offering rugged, beautiful terrain. So many private mountain biking trails along these stunning ridges that a rider can enjoy a challenging ride, easy ride, short rides or be riding uninterrupted literally all the long day! And Garnet Lake just up the valley is well worth a visit in any season.

This land is truly an unbeatable mix of privacy, views, and space, all in town, and incredibly, the parcel also boasts its own natural water feature. It is not in the land freeze, zoned already for subdivision and does hold potential for development. The Summerland OCP designation is the highly sought after Urban Growth Designation with services.

This land is far from ordinary, and is as AWAY from it all as you want to be. For sale at a realistic price for prompt sale: \$865,000 & HST for 22 acres not in ALR, zoned Country Residential for 2.5 acre lots right now.

Patrick Murphy RE/MAX Orchard Country in Summerland,
250 486 2529 for further information.