

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 Zoned for estate lots. OCP: Urban Growth with potential for all services. Neighbouring major development parcel, Hunter's Hills and hundreds of acres CROWN LAND. Private Access off Garnet Valley Rd. Buildable land that does not need to be rezoned.

Developer Reduced Price

\$679,000 + HST



This would be a good value 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. 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 in the fall, perfect back yard! The low slope plateaus on this 22 acre parcel offer the best views of beautiful, historic, Garnet Valley!



The 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 challenging, easy, long or short rides in every season. 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, and is zoned for potential subdivision. Apply with building permit when you want, if you want! This is a beautiful piece of nature waiting for you right now.



The 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 by developer/owner/Realtor:

\$679,000 & HST for 22 acres not in ALR

Patrick Murphy RE/MAX Orchard Country in Summerland

250 486 2529 Owner/Realtor/Developer