



For Sale

Large Acreage Development Land

Lot 18, Boss Creek Road, Vernon, BC

COURT ORDERED SALE

Chad Biafore, PREC*

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Salient Facts

Civic Address
**Boss Creek Road
Vernon BC**

Legal Description
Lot 18, Section 6, Township 5 and Section 31, Township 6 and District Lot 342 & 53 and an Undivided 36/61 share in Lot 1, District Lot 56, Section 6, Township 5, and Section 36, Township 6 Plan EPP71388, ODYD PID 030-749-701

Parcel Size
482.34 Acres

Multiple Zoning
**CR, Country Residential
SH, Small Holding
LH, Large Holding
NU, Non-Urban**

Sale Price
\$3,650,000 CAD

Stunning Views

This large 482.34 acre Boss Creek Estates development land parcel is bordered by lush forested Crown Land and is only 10 minutes to Vernon's city centre. The multiple zoning allows for various family, home occupation and agricultural uses.

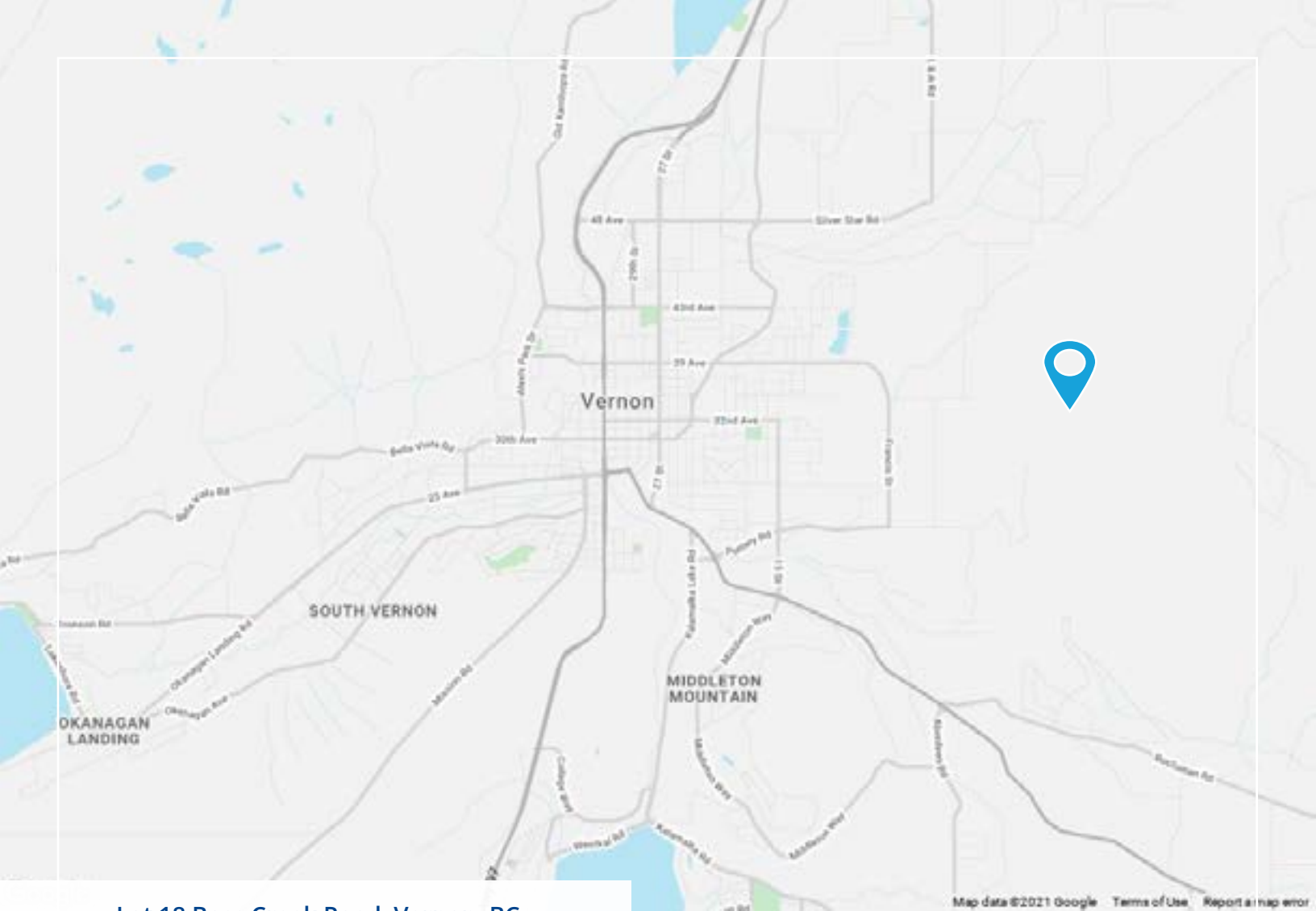
Lot 18 offers unobstructed lake and valley views south to Kalamalka Lake, west towards Okanagan Lake and north towards Swan Lake. The topography varies from level, grassed areas and moderately to steep, naturally treed hillsides. A rough gravel road with multiple switchbacks snakes through the middle of the property that is heavily forested with some cleared sections. There is limited access and all services are at the lot lines.

The land parcel is presented in two portions, a northern section of 289.11 acres and a southern section of 193.23 acres as several areas of the overall development were to be designated as an Environmental Reserve or a park. The north section is accessible through roadways constructed from previous phases of the development while the south section is currently accessed from Galiano Road.



The subject property is located in the Regional District of North Okanagan immediately to the east of its border with the City of Vernon, British Columbia and is situated astride Highway 97, between Kalamalka Lake to the south, Swan Lake to the north and the east arm of Okanagan Lake to the west.





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482.34 Acres

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