

**BEHROYAN  
ASSOCIATES**  
REAL ESTATE SERVICES LTD.

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Behroyan & Associates Real Estate Services  
LTD>  
1495 Clyde Avenue  
West Vancouver, BC  
V7T1E9

Lot 14 - 5649 Cosens Bay, North Okanagan, BC, V1B 1N7, Canada

MLS®# 10202483



Property Value	\$579,000
Type	Land Only
Taxes	1051.00
Lot Frontage	79 ft
Lot Depth	92 ft
Lot Size Area	11,325.60 sq.ft.
Maintenance Fee	\$600/yr

### Description

LAKE FRONT LIVING! Best value in the Okanagan! Don't miss this rare opportunity to own in a tranquil private gated community Kalamalka Park Estates. Amazing location surrounded by nature, Kalamalka Provincial Park & breathtaking Kalamalka Lake. Lot comes with dock & boat lift! Only 20 mins Vernon's restaurants & shopping. Design your dream home or summer retreat living! DP allows you to build a home similar to the beautiful ones shown in the pictures. Ask about local quality builders to help design your dream home. Off the grid living, private gas, water and sewer, power is solar and generator. Power application in process, partial payment for power included in sale price (Over \$27,000). Common parking lot and common dock/ lake access. NO 5% GST/ NO Property Transfer Tax! Yearly maintenance fee of \$600.00 which pays for water and road maintenance, low taxes approx \$1,051. Seller open to seller financing, ask about options. Call today for boat or road access!



