



In the Park and one of the premier lake view home sites on Okanagan Lake

- 16.5 acres of private wilderness.
- 2 borders with Okanagan Mountain Provincial Park.
- 2000' of Lakeshore Road frontage.
- 2000' of border with the Golden Mile Trail.
- 180 degree views from Peachland to Mission Hills Winery to downtown Kelowna.
- Outstanding sun exposure.
- The last home site above the end of Lakeshore Road.

4 – 8888 Lakeshore Road, Kelowna, BC

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Overview

Custom designed for living in and with the park, may be the premier lake view estate property in the Okanagan. You are at the end of Lakeshore Road, in the Park -- and yet you are just a 25 minute drive from downtown Kelowna. You are surrounded by nature -- in a wilderness provincial park -- while also being near all the attractions and conveniences of a city. Other outstanding features include:

Okanagan Mountain Provincial Park is your backyard

- Okanagan Mountain Provincial Park is your neighbour and backyard with over 10,000 hectares of rugged landscape with mountain lakes, grasslands and spruce-fir forests accessible only on foot, horseback or bicycle
- Hike out the back door for the shortcut to the Golden Mile trail into the Park. It is the starting point to the many trails and especially to connect to the trail through Wild Horse Canyon and on to Naramata.
- The closest and most preferential access to Golden Mile Trail, the primary northern access to the Parks trail system. It is your southern border and everything beyond is wilderness park.



The very large and very private building envelope is on granite with pine and fir trees, grasses and low underbrush. The north side fronting Lakeshore Road offers an easy driveway and entrance while the east side fronting Lakeshore Road is a steep embankment. The back of the home site is protected by a granite cliff face. The entire parcel including the seasonal creek just to the west of the homesite is all an ESA 1 or 2 rated sensitive ecosystem.

A unique, distinctive and very private homesite:

- 2000' of Lakeshore Road frontage, perhaps more than any other lot on Lakeshore Road
- 16.5 acres of paradise with a seasonal creek
- A private hideaway, more than 500 meters from your neighbour to the west -- and with outstanding views, sun exposure and even more outstanding sunsets.
- The last house above Lakeshore Road west of Kelowna -- forever.
- 180 degree views from Peachland to Mission Hills Winery all the way to downtown Kelowna
- Perched on a granite outcropping and bluff just some 50' above Lakeshore Road, there will never be a neighbouring house above Lakeshore Road closer than 500m to you and any future house across Lakeshore Road will be substantially below you.
- A flat spacious home site on a bluff immediately adjacent to, but above Lakeshore Road protected at the back by granite cliff wall.

PLEASE NOTE:

Although the information herein is believed to be from reliable sources, prospective buyers should satisfy themselves as to its accuracy. All measurements are approximate.

- Prospective owners will want to live in and with the Park, and will highly value the energy and sense of adventure that comes with semi-rural living in a wilderness park.
- They will also want to own acres -- not just a lot -- or homesite.
- They will be motivated by the concept of laying down the roots for a lifestyle made authentic by nature. And lastly, they will embrace the vision that nature will always reign supreme at this special place, where becoming an owner means becoming an entrusted steward of the land, acting mindfully with respect to nature and wildlife, and to the legacy of keeping it unspoiled for future generations.
- The property represents a dramatic and spiritual setting to lay down the roots of a lifestyle authenticated by nature.
- This magnificent estate parcel is custom designed to accommodate privacy, nature and park-like, living – and to provide a private and breathtaking relationship with the Park and view of the Lake.
- The combination of arguably the location and the building site combine to offer the owner the promise of active lake view living at its finest -- and an even more exclusive lifestyle. Indeed, *Park Steward* is an irreplaceable, piece of paradise.

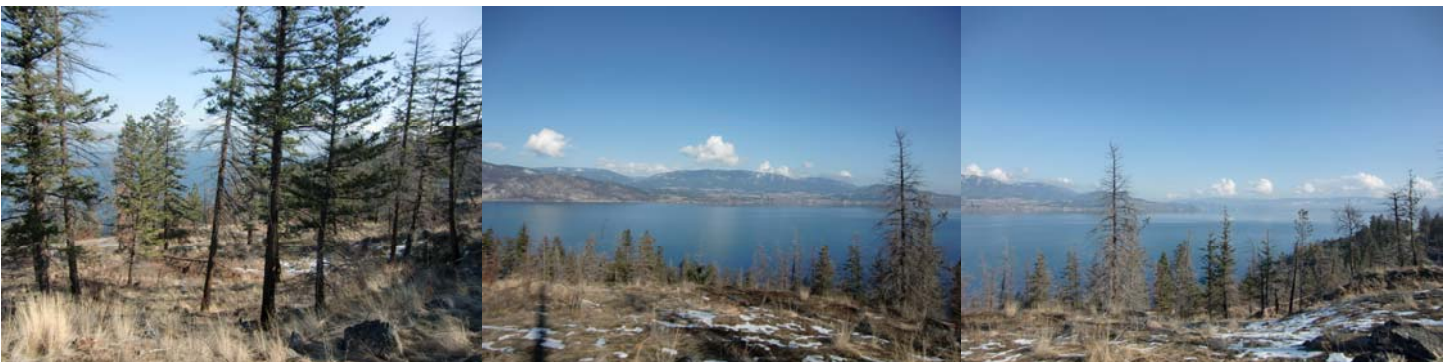
Proposed building design and layout

- A structure that uses large cantilevered wrap-around decks on the west, north and east sides to soar towards and take full advantage of the incredible views of the sunset, Lake and Kelowna city lights respectively -- is envisioned for the lot.



The building envelope is accessed by an easy driveway directly off of Lakeshore Road. The building site is very spacious with lots of room for storage and parking and for a spa/gym/outdoor kitchen and dining area on the west or south side. (Note: picture shows a concept house viewed from the Southwest with downtown Kelowna in the distance.)

- Facing north, north-west, a longish multi-level two or three story floor plan would effectively integrate with the terrain style and take advantage of the incredible views, near and far.
- A spa / gym / outdoor kitchen and dining area could be integrated with the west side of the house, or alternatively higher off the back of the house.
- The master suite would ideally be situated above the great room with both aligned to take maximize north, west and east exposures.
- Given the absolute and total privacy of the home site, privacy is not a consideration for the location of any of the rooms.





On those days when you need more than your 16.5 acres, you will have direct, preferential access to Okanagan Mountain Provincial Park.

The Park overlooks the Lake and is 24,000 acres of semi-desert and forested wilderness that is accessible only on boat, foot, bike or horseback.

Its primary attraction is Okanagan Mountain (1,579 m) with its striking canyons and rugged outcrops. In addition there are 24 km (15 mi.) of hiking and riding trails including those that go to Wild Horse Canyon and Norman, Hyde or Baker mountain lakes.