

\$1,899,000 - 11506 Turtle Bay Court, Lake Country

MLS® #10352684

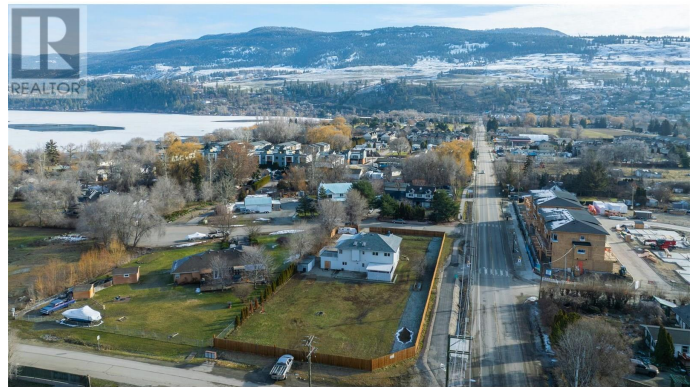
\$1,899,000

5 Bedroom, 4.00 Bathroom, 2,528 sqft

Single Family on 0.62 Acres

Lake Country East / Oyama, Lake Country,
British Columbia

DEVELOPMENT OPPORTUNITY. Boutique Hotel Site for sale, fully re-zoned C9A Tourist Commercial. Feasibility study and renderings available for a four storey, 28 unit building. Plans include seven 430 square foot studio units, eight 550 square foot one bedroom units, and fifteen 800 square foot two bedroom units, with 28 open parking stalls. There is a possibility to add an additional two storeys with a variance and some design modifications. This large 0.62 acre flat lot offers approximately 110 foot frontage on Turtle Bay Court, 100 foot frontage on Seymour Road, and 253 foot frontage on Woodsdale Road, a main corridor in Lake Country. Currently situated on site is a 2,528 square foot, five bedroom, four bathroom, 1994 home with an included two bedroom legal suite. There are very few hotel or short term options in this fast-growing area. Lake Country is perfectly positioned near Wood and Kal Lakes and with convenient access to Kelowna Airport, UBCO and a gateway to both the North and Central Okanagan. With a planned senior care facility next door and extensive multi-family development in the neighbourhood, this area is poised to see rapid growth, which should provide good support to this project. Further **Principal Uses** include: breweries and distilleries, food establishments, liquor stores, hotels or motels, indoor participant recreation services, spectator entertainment establishments. **Secondary Uses**



include: offices, personal service establishments, residential security operations, and retail or convenience stores. (id:6289)

Built in 1993

Essential Information

Listing #	10352684
Price	\$1,899,000
Bedrooms	5
Bathrooms	4.00
Square Footage	2,528
Acres	0.62
Year Built	1993
Type	Single Family
Sub-Type	Freehold
Style	Other

Community Information

Address	11506 Turtle Bay Court
Subdivision	Lake Country East / Oyama
City	Lake Country
Province	British Columbia
Postal Code	V4V1X9

Amenities

Amenities	Golf Nearby, Airport, Park, Recreation, Schools, Shopping
Features	Cul-de-sac, Level lot, Corner Site
Parking Spaces	12
Parking	Additional Parking, Attached Garage, RV
# of Garages	2
View	View (panoramic)

Interior

Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Brick, Vinyl siding
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Sotheby's International Realty Canada
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Listing information last updated on October 13th, 2025 at 11:02pm PDT