

11441 Reiswig Road
Lake Country, BC V1Y 6C2

CENTURY 21
Assurance Realty Ltd.

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MLS# 10336290



\$1,633,500

3 Bedrooms | 3 Bathrooms | 2,001 Sqft

DEVELOPER & INVESTOR ALERT! This is the opportunity you've been waiting for! Situated on an incredible 0.75-acre flat lot, this prime property is just steps from parks and beaches in a highly sought-after location. The Official Community Plan (OCP) designates this area for high-density redevelopment, making it an ideal investment. Currently zoned RU1, this property offers redevelopment potential, especially when assembled with neighbouring parcels on Reiswig Road inquire today for more details! The existing 3-bedroom, 3-bathroom home was substantially renovated in 2010, featuring an updated kitchen, heated flooring, and updated windows. Additional upgrades include a new roof (2018) and 200 Amp service. This home also features a separate entrance, making it suitable for secondary living space or make a few adjustments for a fully self-contained secondary suite. The massive outdoor living space is fantastic for entertaining, with a beautiful wood fireplace, gravelled fire pit, garden boxes and lots of space for storage. Car enthusiasts and hobbyists will love the customized Harley Davidson-inspired powered shop, complete with water, ductless heat & AC, and a 14ft overhead door. Tons of space for all your toys! This is a rare investment opportunity in a prime redevelopment zone!



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