

**1720 Blind Bay Road**  
Sorrento, BC V1Y 6C2

**CENTURY 21**  
Assurance Realty Ltd.

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**MLS# 10361924**



**\$1,798,800**

**NEW PRICE!!! BELOW ASSESSED VALUE!!! EXCELLENT DEVELOPEMENT OPPORTUNITY!!!** Exceptional Semi-Lakeshore Development Property in Blind Bay, Shuswap Lake, BC. Nestled in the heart of Blind Bay on the shores of Shuswap Lake, this rare offering presents a unique opportunity to own a true four-season playground. Renowned for summer boating, fishing, salmon runs, and abundant winter recreation, the area attracts residents and visitors year-round. This remarkable parcel features six rural residential lots, each zoned to allow two dwellings, ideal for families, investors, or vacation property developers. All lots boast sweeping panoramic views of the lake, mountains, and valley. Water is available at the lot line, and the upper section has been perk-tested for septic. As a bonus, each lot includes its own registered boat buoy just offshore perfect for lakeside living. The other half of the property, located across Highway 401, is currently zoned for two estate-sized lots. However, the district is open to alternative uses, including multi-use, commercial, or residential development such as a retirement community or manufactured home park (MHP). With proper approvals, a traffic study and easements, would support development access to this upper section. Whether you're looking to develop, invest, or build your dream home, this semi-



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