

# 675 BLACK MOUNTAIN DRIVE, KELOWNA

## FANTASTIC 2.6 ACRE TOWNHOME DEVELOPMENT SITE

**FOR  
SALE**

**PRICE REDUCTION**



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HWY 33 • 2 MIN DRIVE

BLACK MOUNTAIN GOLF CLUB

BLACK MOUNTAIN DR

**PROPOSED  
57-UNIT TOWNHOME  
DEVELOPMENT SITE**

**98,629 SF  
OF BUILDING AREA**

**\$87K<sup>±</sup>  
PER UNIT**

**128  
PARKING STALLS**

### **Townhome Development Site in Growing Black Mountain**

This rare offering presents a unique opportunity to acquire a fantastic townhome development site in one of Kelowna's most desirable suburban areas. With a proposed 57-unit layout and 98,629 sq ft of building area, the site is perfectly suited for a residential community tailored to both families, young professionals and retirees. The surrounding area is characterized by scenic views, recreational amenities, and steady population growth—an ideal combination for a successful residential project. The site is priced to sell at only  $\pm$  \$87K per unit which makes it one of the best value buys in Kelowna.





## Salient Facts

### LOT SIZE

+/- 113,038 SF (2.6 acres)

### CURRENT ZONING

MF2

### PID

027-566-501

### LEGAL DESCRIPTION

LOT 3, PLAN KAP87003, SECTION  
19, TOWNSHIP 27, OSOYOOS DIV  
OF YALE LAND DISTRICT

### PRICE

\$4,990,000







## Vibrant Scenic Hills of East Kelowna

Nestled in the scenic hills of East Kelowna, 675 Black Mountain Drive sits at the heart of the Black Mountain community—one of the city's fastest-growing residential neighbourhoods. This vibrant and family-oriented area offers an ideal setting for new residential development, blending peaceful natural surroundings with convenient urban access.

The property is located directly across to the Black Mountain Golf Club, offering picturesque views and a resort-like atmosphere that enhances its appeal to potential homeowners. With its elevated setting, residents will enjoy outstanding views, while remaining just a 18-minute drive to Downtown Kelowna and Kelowna International Airport.

**18 MIN DRIVE**



**DOWNTOWN KELOWNA**



**YLW KELOWNA  
INTERNATIONAL AIRPORT**





#### Restaurants

- + Starbucks
- + Tim Hortons
- + Hillcrest Farm Market
- + Model Bean Coffee Co
- + Pür & Simple
- + Jaide & Joel's Baking Co.
- + Wings
- + Joey
- + Cactus Club Cafe
- + Bin 4 Burger Lounge
- + Subway
- + Little Caesars Pizza
- + Wendy's

#### Shopping

- + Save-On-Foods
- + IGA
- + Bosley's
- + Walmart Supercentre
- + Oriental Supermarket
- + Shoppers Drug Mart
- + Canadian Tire
- + Black Mountain Liquor Store

#### Parks & Recreation

- + Black Mountain Golf Club
- + Stockley Open Space
- + Kelowna Family YMCA
- + Mine Hill Park
- + Ben Lee Park

#### Schools

- + Rutland Senior Secondary School
- + Rutland Middle School
- + Black Mountain Elementary School

## Easily Accessible to Amenities

Black Mountain is recognized for its strong sense of community, quality schools, abundant green space, and a growing selection of amenities. It is a popular choice among families, professionals, and retirees alike, offering:



**ACCESS TO RECREATION:** Golfing, hiking, biking trails, and parks.



**CLOSE PROXIMITY TO SCHOOLS:** Black Mountain Elementary is minutes away



**CONVENIENT CONNECTIONS:** Easy access to Highway 33, linking to UBC Okanagan and the airport



**STEADY POPULATION GROWTH:** A desirable investment environment with increasing demand for housing

This strategic location offers developers a rare opportunity to create a residential community that captures the balance between modern living and the natural beauty of Kelowna's landscape. With strong fundamentals and a prime setting, 675 Black Mountain Drive is poised to be a cornerstone of Black Mountain's continued residential growth.



# For More Information Contact

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