



## Lot B Rue Cheval Noir, Tobiano, BC

### Highlights

- ▶ 13.14-acre residential development site in the master-planned Tobiano Resort Community
- ▶ Backs directly onto Tobiano Golf Course with lake and valley views
- ▶ Permitted for up to 120 townhouse units
- ▶ Alternative concept for 47 single-family lots

Gary Haukeland\*  
Senior Vice President  
604 691 6693  
ghaukeland@naicommercial.ca  
\*Personal Real Estate Corporation

J-D Murray  
Senior Associate  
604 691 6664  
jdmurray@naicommercial.ca

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)

# Lot B Rue Cheval Noir

## Tobiano, BC

### The Opportunity

The property represents an exceptional opportunity to acquire a premier residential development parcel within the master-planned Tobiano Resort Community, located just 15 minutes west of Kamloops, British Columbia. This ±13.14-acre vacant site is ideally positioned with frontage on Rue Cheval Noir, backing directly onto the championship Tobiano Golf Course, and offering expansive views of Kamloops Lake and the surrounding valley. The property is currently permitted for up to 120 townhouse units, with an alternative conceptual yield of 47 single-family residential lots.

### Location

Tobiano, British Columbia is a master-planned resort community situated along the south shore of Kamloops Lake. Known for its dramatic topography, semi-arid climate, and recreational lifestyle, Tobiano has become one of the most desirable resort-residential destinations in the BC Interior.

- ▶ 15 minutes to Kamloops via Trans-Canada Highway
- ▶ Easy access to regional airport, healthcare, shopping, and services
- ▶ Surrounded by outdoor recreation: golf, boating, hiking, cycling, and future equestrian amenities

## Property Details

### Civic Address

Lot B Rue Cheval Noir  
Tobiano, BC V1S 0B3

### Legal Description

Lot B Section 27 Township  
20 Range 20 West Of The 6<sup>th</sup>  
Meridian Kamloops Division Yale  
District Plan KAP85334

### PID

027-301-303

### Zoning & OCP Designation

CD-1 Comprehensive  
Development – Sub-Zone A  
Official Community Plan:  
Comprehensive Resort  
Development  
Permitted Uses Include: Multi-  
family residential, Resort  
residential, Recreational-oriented  
development

The site forms part of the broader Kamloops Lake Comprehensive Resort Development, allowing for flexibility in product mix and design consistent with Tobiano's established vision.

### Price

\$6,950,000

Gary Haukeland\*  
Senior Vice President  
604 691 6693  
ghaukeland@naicommercial.ca

\*Personal Real Estate Corporation

J-D Murray  
Senior Associate  
604 691 6664  
jdmurray@naicommercial.ca

**NAI**Commercial

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus



**LOT B RUE  
CHEVAL NOIR**

**KING GEORGE BLVD**

**TRANS-CANADA HWY**

**97**

**Gary Haukeland\***, Senior Vice President  
604 691 6693 | [ghaukeland@naicommercial.ca](mailto:ghaukeland@naicommercial.ca)  
\*Personal Real Estate Corporation

**J-D Murray**, Senior Associate  
604 691 6664 | [jdmurray@naicommercial.ca](mailto:jdmurray@naicommercial.ca)

**NAI Commercial**

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied. Aerial image(s) courtesy of Google, Landsat/Copernicus

**NAI Commercial**  
1075 W Georgia St, Suite 1300  
Vancouver, BC V6E 3C9  
+1 604 683 7535  
[naicommercial.ca](http://naicommercial.ca)