

663 Waverly Park Frontage Road
Sorrento, BC



EXCLUSIVE OFFERING
\$1,939,000

For Further Information Contact:

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INTRODUCTION

Allow me the pleasure of introducing you to 663 Waverly Place.

This original homestead was owned by the Tate Family and had been in the family for close to 70 years. Never before has this property been offered to the public and you may never see a property of this caliber again.

With 541 feet of lakeshore and crystal clear waters, this property offers a beautiful Western exposure with incredible sunsets. If you are looking to escape a hectic lifestyle yet have full amenities within close distance, 663 Waverly Frontage allows you the opportunity to sit in total peace and privacy and perhaps watch a deer come for a drink from the lake.

My father first purchased lakeshore acreage in 1952, and continued to develop land around the Shuswap until the mid 80's.

I moved here in 1984 and have been a Realtor for the past 18 years. During my time here I have seen and been involved with some of the most incredibly beautiful lakeshore properties that you could imagine. From my summers as a youth, until today, **I can honestly say that I have never seen a more spectacular lakeshore property on the Shuswap than 663 Waverly Place.**

All the Best,

Jim Grieve
Homelife Salmon Arm Realty.com

PROPERTY DETAILS

Legal Description: Lot 1 Section 19 Township 22 Range 11 W6M KDYD
Plan 26576 – PID 005-099-188

Civic Address: 663 Waverly Park Frontage Road
Sorrento, BC V0E 2W0

Property Size: 4.04 acres

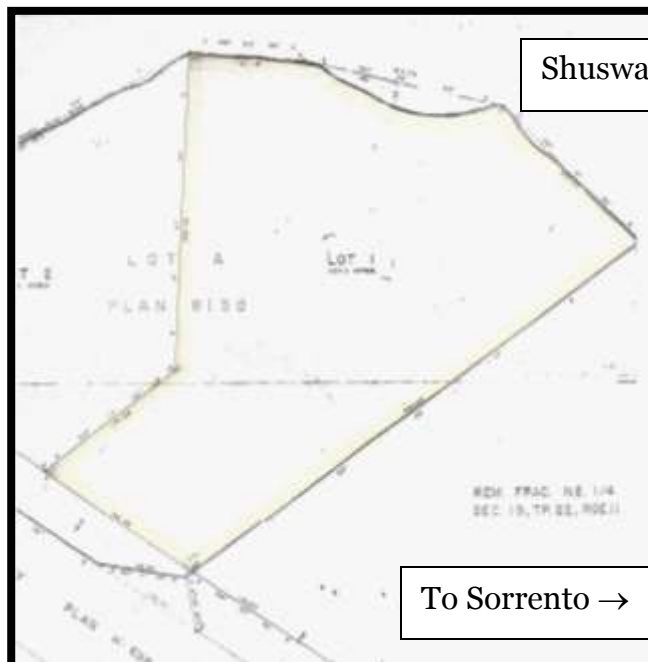
Setting: Private setting with mature growth trees, gardens and shrubs. The Property is very level with easy access to beach.

Frontage: 541 feet of lakeshore

Current Zoning: RR1 – Rural Residential Zone - The Rural Residential Zone allows for single-family dwellings and is intended to accommodate low-density residential uses. One single-family dwelling and 1 cottage on parcels greater than 4000 m² (1 acre) per parcel is permitted. The minimum parcel size for subdivision is 1 hectare (2.47 acres).

Residence Details: Two story 3,500 square foot year round Heritage home offering 3 bedrooms, 2 bathrooms.

Taxes: \$8,491.04 (2007)



Shuswap Lake



LOCATION & AREA INFORMATION



Shuswap Lake is the largest lake in the area with approximately 1,000 kilometers of shoreline. With hidden coves and beaches, it is situated in Southern - Central British Columbia, in the Thompson/Okanagan, midway between Vancouver and Calgary. Trans-Canada Highway 1 and Highway 97 make it easily accessible from all directions.

The subject property is located approximately 5 miles (7 km) west of Sorrento with easy access to Trans-Canada Highway 1 on the southern shore of Shuswap Lake, 21 miles (33 km) northwest of Salmon Arm, 50 miles (80 km) from Kelowna, and 50 miles (80 km) east of Kamloops.

Each of the area's communities are unique in character and have much to offer. Services in *Sorrento* includes shops, golf courses, marina and numerous events such as the Shuswap Lake Festival of the Arts. *Blind Bay* features a shopping mall with country market. In *Tappen*, walk the short trail through tall trees and cliffs to Margaret Falls, where 61 m (200 ft) of water cascades into Reinecker Creek. Ride your horse on the equestrian trails at *Skimikin Lake*. *Salmon Arm* has countless recreational activities, and many theatres, ice rink, hospital bustling shops and boutiques. There is a wide choice of restaurants and pubs.

In winter, the area offers snowmobiling and cross-country ski trails, with several world class downhill ski resorts close by (Silverstar, Big White, Sun Peaks, Revelstoke). In the fall, you can experience a delicious harvest of fruits and vegetables by visiting local farms or taste a glass of wine at the award-winning wineries. The region is also well known for its artists and artisan community with many galleries and festivals for you to enjoy.



PROPERTY LOCATION

This property sits on the South Shore of beautiful Shuswap Lake. Known for its recreation and retirement lifestyle, the area has fabulous lake fishing, water sports and boating, 4 championship golf courses, a stunning natural setting with pleasant four-season climate, and a wonderfully scenic landscape.

PRIVATE PARADISE

This lakeshore paradise offers 4 private, level, treed acres with 541 feet of lakeshore and one of the most amazing settings you will find on Shuswap Lake. This could be the place to build your dream home and enjoy privacy on the beautiful secluded beach.



DEVELOPMENT POTENTIAL

This property offers the potential for a variety of development opportunities. From building an executive retreat, a large holding subdivision, a strata development or a gated community, this property offers many potential options.

RESIDENCE



This 3,500 square foot Heritage home is nestled amongst the trees in a truly picturesque setting. With spacious rooms and a rustic feeling this home offers a solid base to begin a new era for this property.

Imagine having the ultimate in privacy with easy access to world class water sports, ski resorts, golfing and so much more.

ROOM MEASUREMENTS*

Main Floor:

Living Room	22'6 x 18'
Kitchen	9'5 x 13'7
Foyer	11'4 x 12'3
Dining Room	11' x 11'5
Sun Room	7'7 x 17'8
Enclosed Porch	27'6 x 10'2
Bathroom	3' x 9'8

Upstairs:

Master Bedroom	13'2 x 21'4
Bedroom	11'6 x 16'
Bedroom	12'4 x 16'
Bathroom	8'3 x 7'9

*All measurements to be verified



Once in a lifetime an opportunity to purchase a property like this comes along. ... Don't let this slip by.