



Serene 134-Acre Rural Getaway
Located Between Vernon and Lumby, BC



Cole Westersund
Personal Real Estate Corporation
cole@landquest.com
(604) 360-0793



WESTERN LAND GROUP

Chase Westersund
Personal Real Estate Corporation
chase@landquest.com
(778) 927-6634



Marketing British Columbia to the World®



“The Source” for Oceanfront, Lakefront,
Islands, Ranches, Resorts & Land
in British Columbia

www.landquest.com

Serene 134-Acre Rural Getaway

Located Between Vernon and Lumby, BC

PROPERTY DETAILS

Listing Number:	24062
Price:	\$795,000 + GST
Taxes (2023):	\$1,477.68
Size:	134 acres
Zoning:	Non-Urban

LOCATION

384 Dure Meadow Road - Lumby, BC

DIRECTIONS

A portion of Dure Meadow Road leading to the property is a permanent legal access easement over private strata land and is 21 km east of Vernon or 4 km west of Lumby (520 m elevation). The property gate (700 m elevation) is 4.8 km south of Highway 6 at the end of Dure Meadow Road, 3.3 km of which is gravel road. Dure Meadow Road is well-maintained year-round to the gate.

DESCRIPTION

Nestled between the communities of Vernon and Lumby, this 134-acre property offers a unique blend of rural tranquility and convenient access to urban amenities. Located at the end of a quiet road, it provides exceptional privacy and features a diverse landscape with captivating views. The property falls within the non-urban zoned Electoral Area D of the Regional District of North Okanagan and is serviced by the Lumby fire district.

The property's location offers convenient access to education. A Waldorf school is situated just 4 km away on Whitevale Road, while Lumby, a short 9 km drive, offers both elementary and high school options. Lumby is a vibrant community that provides a full range of amenities, including a post office, grocery store, bakery, motel, and other essential services. The popular Blue Ox Pub, reflecting the area's historical ties to the logging industry, is a notable local landmark.

Access to the property begins at a gate located at 700 metres in elevation. From there, a driveway leads through a mature forest to a substantial clearing near the northwest corner, presenting an ideal location for a private residence immersed in a natural setting. Two well-maintained access roads ascend to a middle bench at 765 metres elevation, where key infrastructure is already in place, including a well and a newly installed septic field. Beyond this area, further roads provide access to the upper reaches of the property and connect to adjacent Crown land.

This property's direct border with thousands of acres of Crown land provides exceptional recreational opportunities and access to the natural beauty of the region. Abundant wildlife and pristine wilderness are literally at your doorstep. Ready for immediate development, this parcel offers a range of possibilities: a private estate, a recreational retreat, or the potential for future subdivision. It's a versatile property in a desirable location, offering a chance to create a unique lifestyle in the heart of British Columbia's scenic interior.

GST is applicable.

AREA DATA

The region between Vernon and Lumby is a picturesque area known for its blend of recreational opportunities, employment prospects, and stunning natural features. This area, nestled within the Okanagan Valley, is characterized by its vibrant communities, diverse landscapes, and an abundance of outdoor activities. Recreational enthusiasts are drawn to the myriad of options available, from hiking and mountain biking on the trails of SilverStar Mountain Resort to exploring the tranquil waters of Kalamalka and Okanagan Lakes. Winter brings its own charm with excellent skiing, snowboarding, and snowshoeing opportunities. The region also boasts a rich agricultural heritage, which supports a variety of employment opportunities in agriculture, viticulture, and tourism, contributing to the area's economic vitality.

Beyond its recreational allure, the area between Vernon and Lumby is steeped in natural beauty, featuring an array of lakes, mountains, and forests that beckon explorers and nature lovers alike. Kalamalka Lake, known as the "lake of a thousand colors" for its stunning turquoise waters, offers water sports, fishing, and scenic views. The nearby Bluenose and Monashee Mountains are a haven for hikers, offering trails that meander through lush forests and past alpine meadows, revealing breathtaking vistas of the valley below. This region is not just a destination for outdoor enthusiasts but also a thriving community with a robust local economy, making it an attractive place to live, work, and play. The unique combination of recreational activities, employment opportunities, and natural beauty makes the corridor between Vernon and Lumby a cherished locale within British Columbia.

RECREATION

The North Okanagan region of British Columbia is a haven for recreation, offering a diverse range of activities that take full advantage of its stunning natural landscape. From the shimmering waters of Okanagan Lake, ideal for boating, swimming,

and fishing, to the picturesque trails of Kalamalka Lake Provincial Park, perfect for hiking, biking, and bird-watching, there's something for every outdoor enthusiast. Winter months see the transformation of the landscape into a snowy paradise, with world-class skiing and snowboarding available at SilverStar Mountain Resort, along with cross-country skiing and snowshoeing through serene, snow-laden forests. The region's rich agricultural land also hosts numerous golf courses, set against a backdrop of rolling hills and lush vineyards, offering a unique golfing experience. With its combination of aquatic, terrestrial, and alpine environments, the North Okanagan provides a year-round playground for adventurers and nature lovers alike, ensuring endless opportunities for exploration and enjoyment.

MAP REFERENCE

50°12'7.16"N and 119° 1'43.94"W

INVESTMENT FEATURES

The proposal for the stratification of up to 5 lots is registered on title.

SERVICES

- Drilled well
- Hydro to the northeast lot line, there are no existing hydro poles on the property
- Recently registered and installed septic field designed for a 4-bedroom house and a 2-bedroom secondary residence

LEGAL

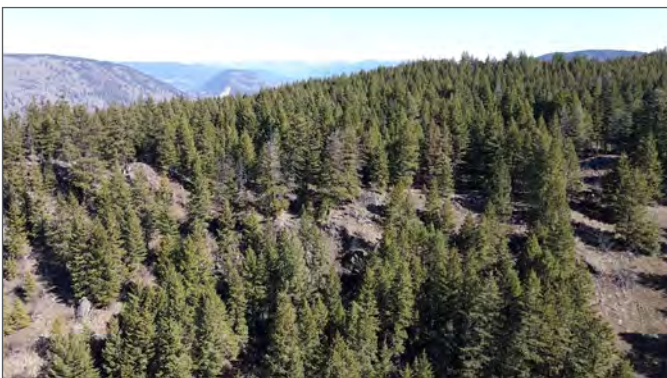
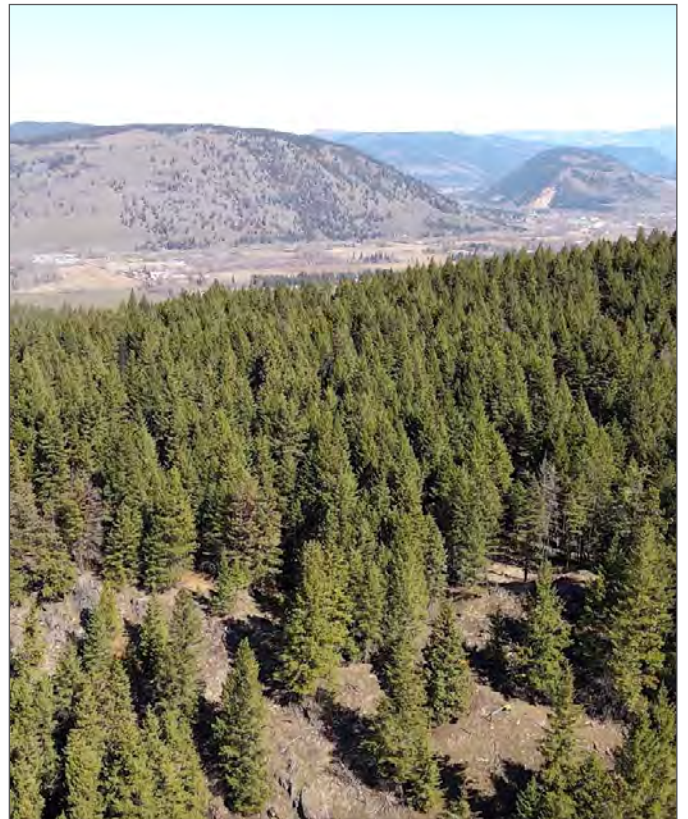
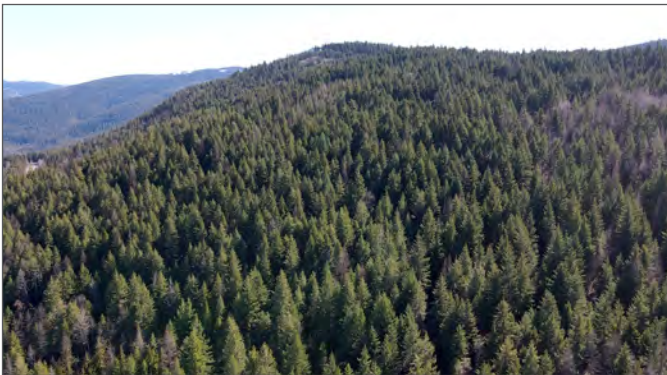
LOT A, PLAN KAP51470, DISTRICT LOT 3654, OSOYOOS DIV OF YALE LAND DISTRICT, EXCEPT PLAN KAS1405 (PHASE 1)

PID 018-604-196



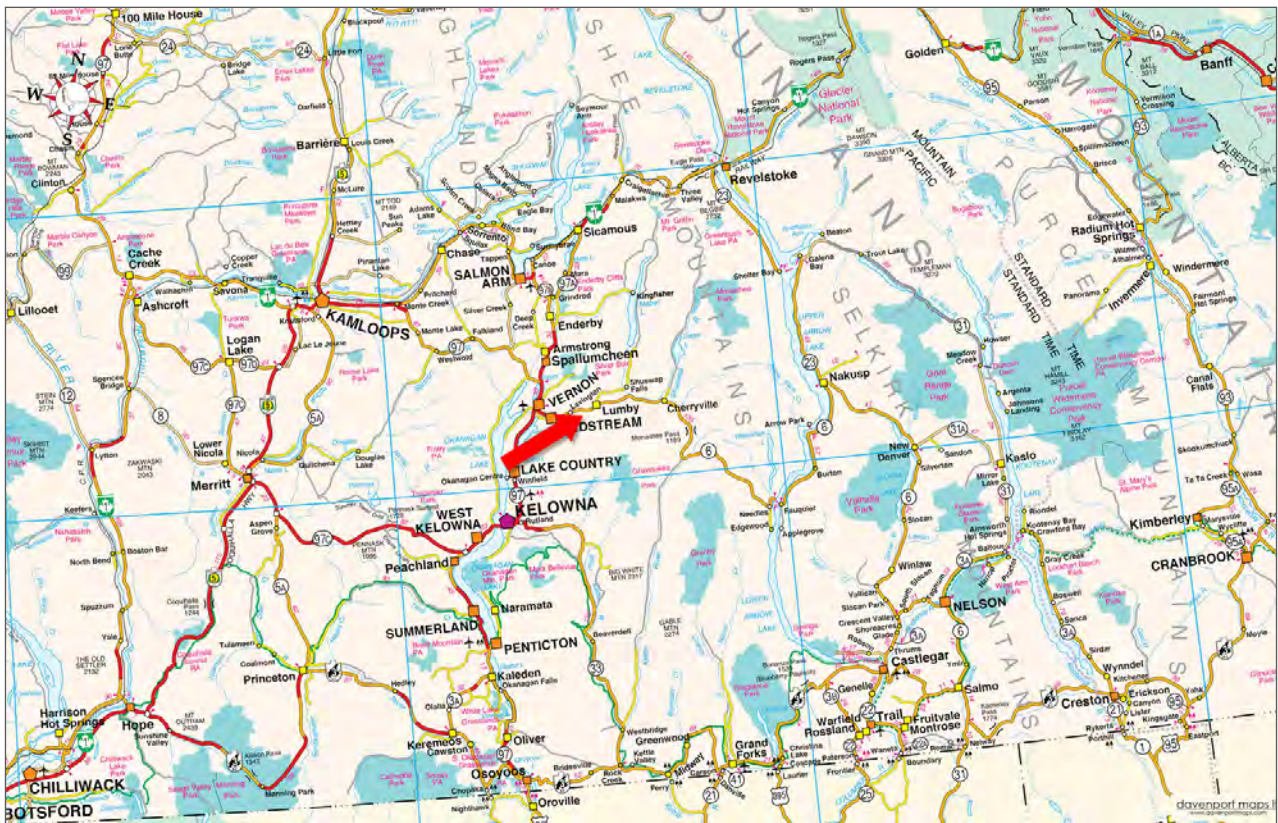


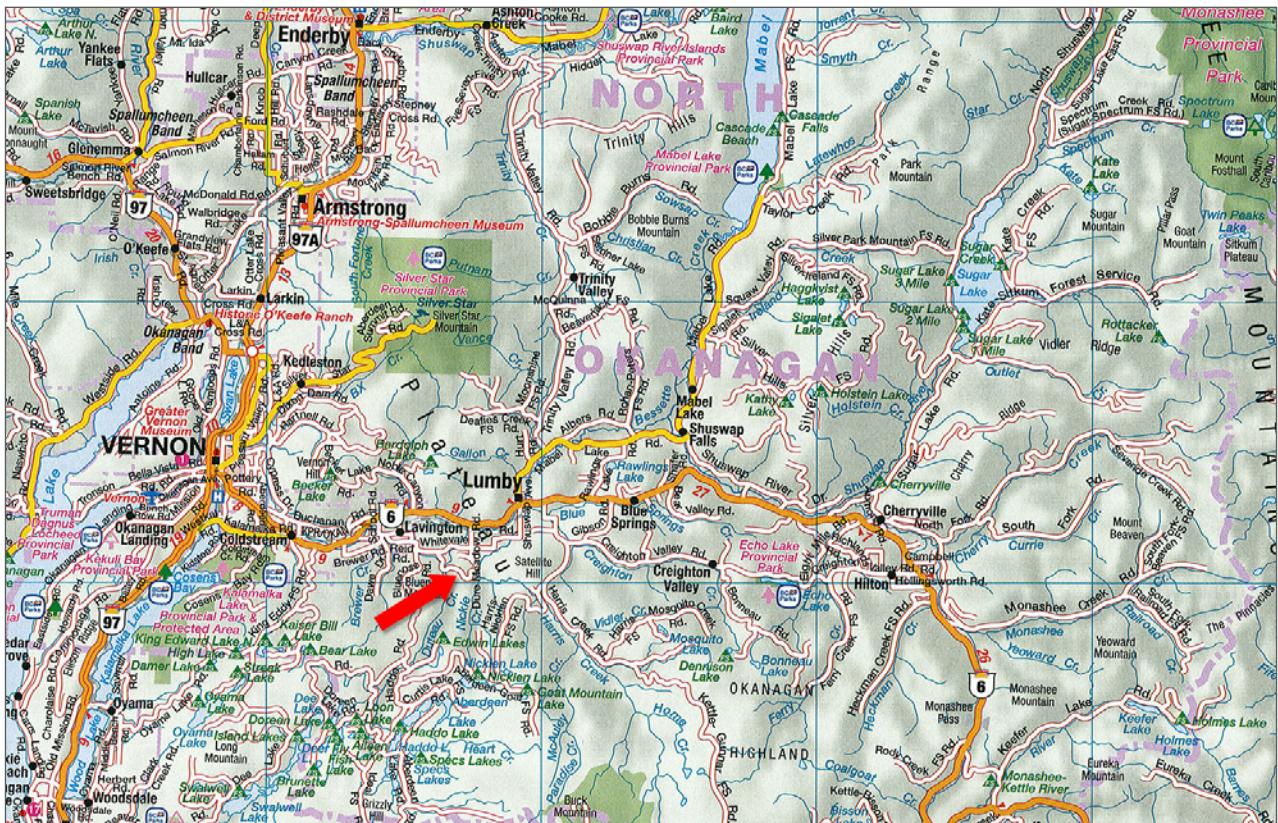


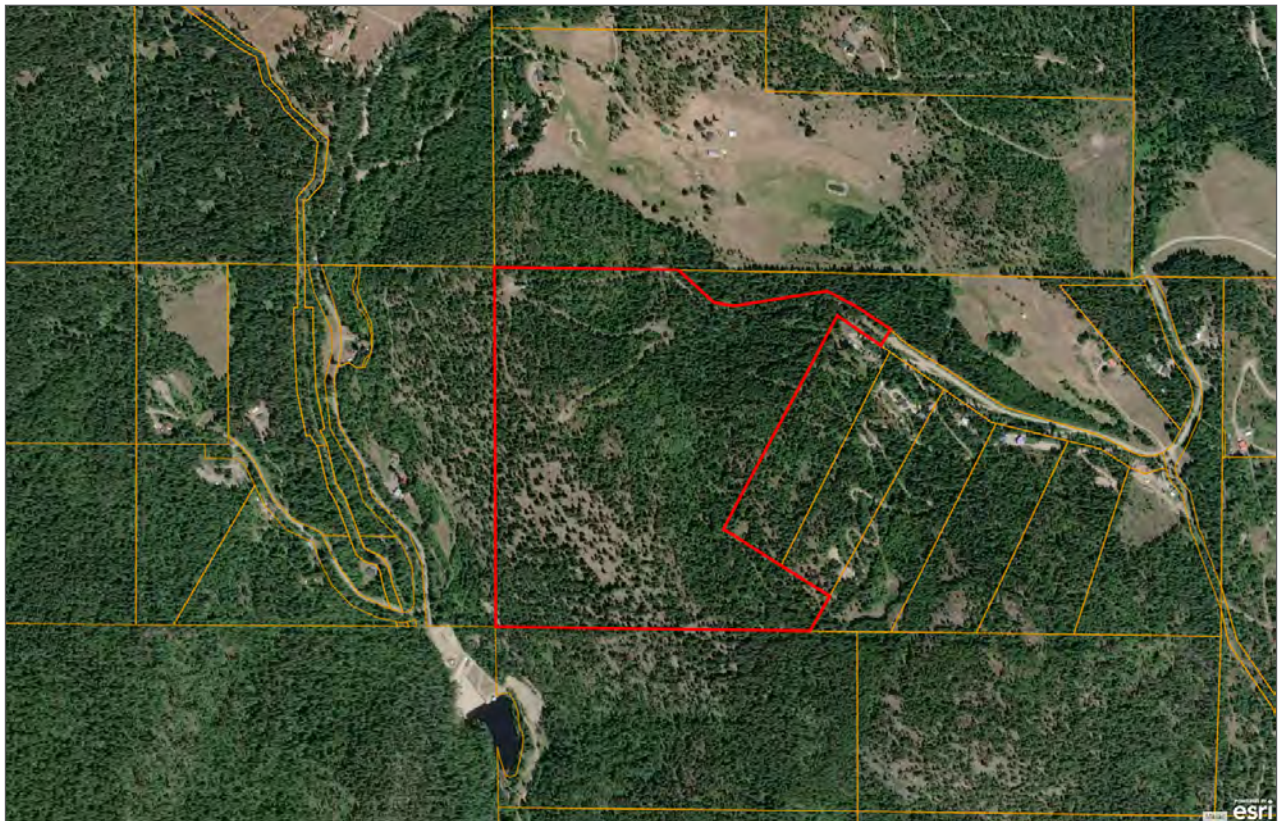














Marketing British Columbia to the World®



www.landquest.com



Cole Westersund

Personal Real Estate Corporation

Representative

cole@landquest.com

(604) 360-0793



Chase Westersund

Personal Real Estate Corporation

Representative

chase@landquest.com

(778) 927-6634



WESTERN LAND GROUP

LandQuest® Realty Corporation
101 - 313 Sixth Street
New Westminster, BC V3L 3A7

Phone: (604) 664-7630 Fax: (604) 516-6504
Toll Free: 1-866-558-5263 (LAND)