



FOR SALE
DEVELOPMENT OPPORTUNITY

7850 REDWING ROAD
SWAN LAKE, VERNON, BC

6.944 ACRES OF LAKEFRONT PROPERTY



PROPERTY FEATURES



FLAT & LAKEFRONT

Lakeside site with stunning views



LOCATION

Direct access to and from Hwy 97



DEVELOPMENT READY

\$1.5M+ in completed work with permits in place



ZONING

C5 I Recreational Commercial

THE NUMBERS



SIZE

6.944 acres



PRICE

\$5,890,000



LEGAL

Lot A Section 26 Township 8 ODYD Plan EPP111549



P.I.D

031-478-654

Incredibly rare lakefront development opportunity on 6.944 acres at the north end of Vernon, directly on Swan Lake! Fully serviced and ready for development, this property includes completed site prep, landscaping, riparian work, and permits, with dock approval pending. Zoned Recreational Commercial (C5) for Mobile Home, RV, and Campground uses, current plans call for 44 pads with an amenity building, pool, hot tub, indoor golf simulator, common washrooms, and maintenance building. A 2,377 SF home with large patio and 1,000 SF garage/shop is included and planned to form part of the amenities building. Connections for water, natural gas, electricity, and future sewer are in place. Ideally located next to Swan Lake Market, across from Splashdown Waterpark, and minutes from Vernon's commercial hub, with potential for strata development or alternative uses approved by RDNO. Investment package available with signed NDA, including detailed plans and documentation of over \$1.5M in completed site, landscaping, and riparian work.





ADDITIONAL FEATURES

- Geotechnical reports available
- Approval from Ministry of Forests, Ministry of Transportation, and CN Rail for development of RV/Mobile Home Park
- Utility upgrade designs complete and available
- Gas Engineer designs to amenity building
- Bonds paid for riparian set backs and landscaping designs
- Engineered plans for amenity building, swimming pool, and utilities available

THE COMMUNITY

Located just minutes from Downtown Vernon, this property combines the tranquility of lakefront living with close access to amenities and recreation, including Swan Lake Market, Splashdown Waterpark, Spallumcheen Golf & Country Club, and nearby hiking trails.



**Conceptual

The property features a 2,377 SF home with a large patio and a detached garage/shop, offering immediate utility and future flexibility. Fully serviced with municipal water, natural gas, and electricity, the site also now benefits from sewer access along the north boundary with the completion of the North





Vernon Wineries & Culinary Experiences



Hiking Trails - Tourism Vernon



Bikemap - Cycling Routes in Vernon



World-Class Golf



**Conceptual

PROPOSED PROJECT FEATURES

This rendering showcases the development potential of 7850 Redwing Road under the C5 - Recreational Commercial zoning.

- SPORTS COURTS
- LUXURY TEEPEES ACCOMMODATIONS
- MAINTENANCE BUILDING
- POTENTIAL FOR 44 RV/CAMPGROUND/MOBILE HOME SITES
- AMENITY BUILDING
- SWIMMING POOL
- COMMON WASHROOMS



Let's chat.

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