



Swan Lake

Highway 97

Redwing Road

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

\$2M+ in completed work with permits in place



ZONING

C5 I Recreational Commercial

THE NUMBERS



SIZE

6.94 acres



PRICE

\$5,980,000



LEGAL

Lot A Section 26 Township
8 ODYD Plan EPP111549



P.I.D

031-478-654

Rare 6.94-acre lakefront development opportunity on Swan Lake in North Vernon. Over \$2 million in site preparation completed, including earthworks, servicing, landscaping, riparian improvements, storm ponds, pathway integration, and a new dock.

Zoned C5 (Recreational Commercial) permitting RV park, mobile home park, or campground. Current plans contemplate 45+ pads and a full amenity building. Existing 2,377 SF home and 1,000 SF garage/shop are intended to integrate into future development.

Water, gas, and electricity are available. Sewer installation is planned along the north property line (RDNO, anticipated Q2 2026), enabling future stratification. Alternative development concepts, including multi-family, may be considered.

Investment package available upon NDA. Contact listing agents for details.



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.



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 Okanagan Wastewater Recovery Project.

**Conceptual



RECENT IMPROVEMENTS





Highway 97

City of Vernon
8 mins

Kelowna International
Airport - 40 mins

Swan Lake

Subject Property



[Vernon Wineries & Culinary Experiences](#)



[Hiking Trails - Tourism Vernon](#)



[Bikemap - Cycling Routes in Vernon](#)



[World-Class Golf](#)



Let's chat.

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