

A Legacy of Luxury on the Lake

Welcome to 16080 Carrs Landing Road, where the Okanagan's natural beauty meets timeless luxury.

Nearly 20 acres of private sanctuary, a legacy in the making, and a rare opportunity to own over 1,700 ft of pristine shoreline in your own secluded bay.



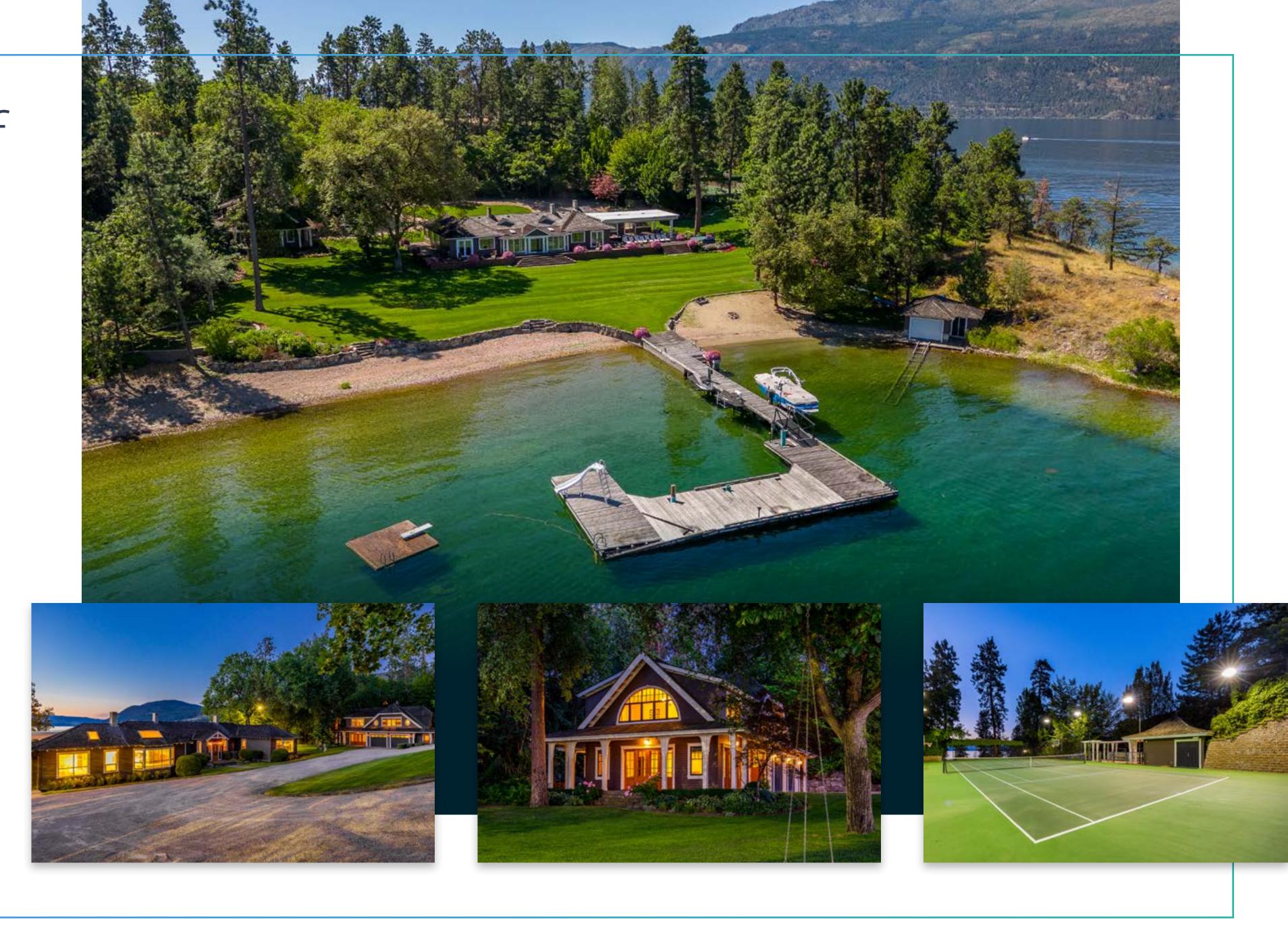
19.86-acre estate across 3 titles



1,700+ ft of private waterfront



Impressively manicured generational property



An Estate Built for Generations

16080 Carrs Landing Road represents an unparalleled opportunity to purchase a three parcel waterfront estate sitting on 19.86 acres with over 1700 ft of private Okanagan shoreline in your own bay situated in Lake Country, British Columbia. Available for the first time in over two decades, this breathtaking property holds both current and latent value unmatched by anything else in the Okanagan Valley.

Outside of the future development potential, this remarkable property is a once-in-a-lifetime opportunity to create a lasting legacy for your family! Enjoy the existing amenities of this impressively manicured generational property:



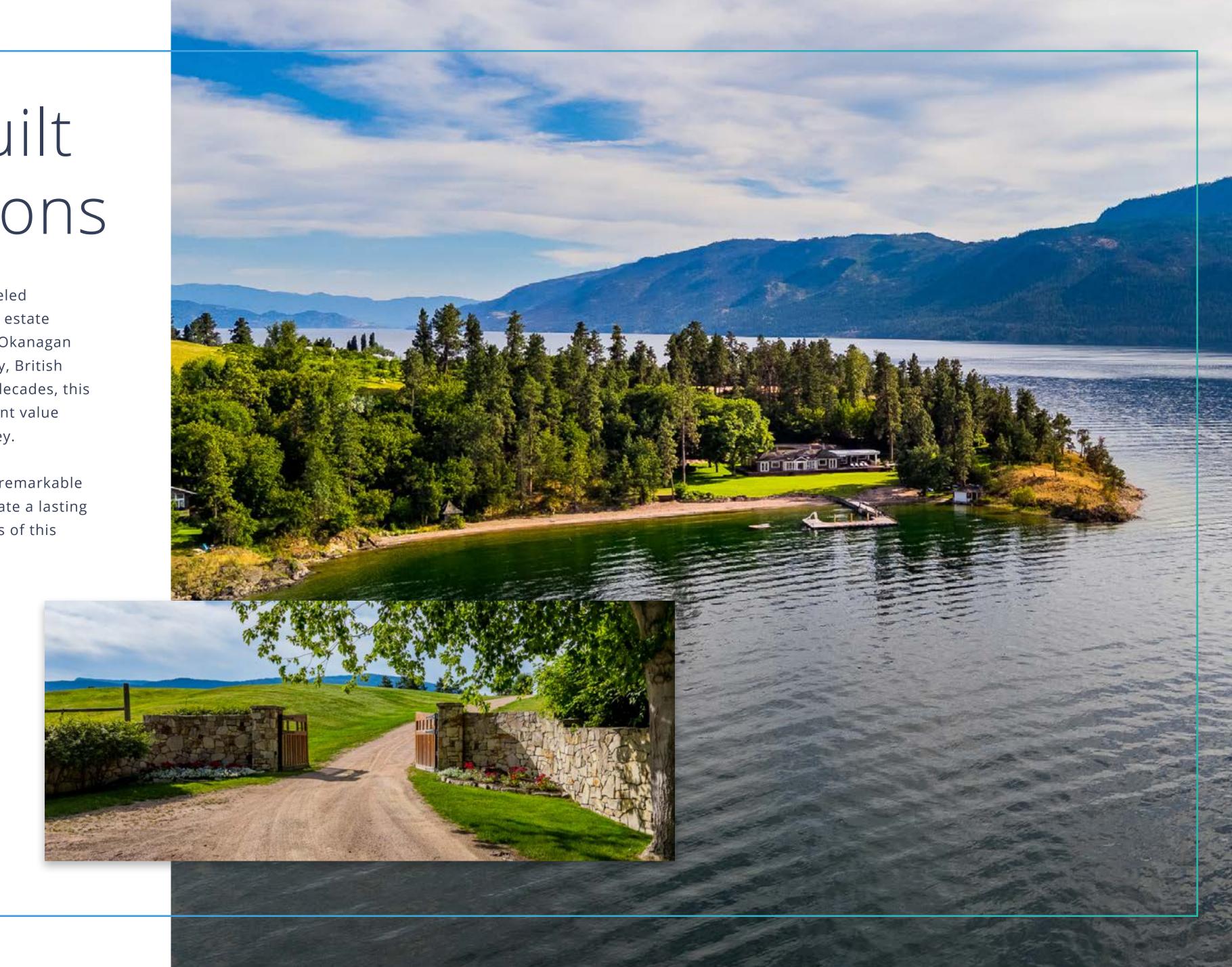
5 residences (main house, 3 guest houses, 1 finished barn)



Waterfront boat house, 2 docks, private boat launch



Tennis court, soccer field, helipad, gym, orchard



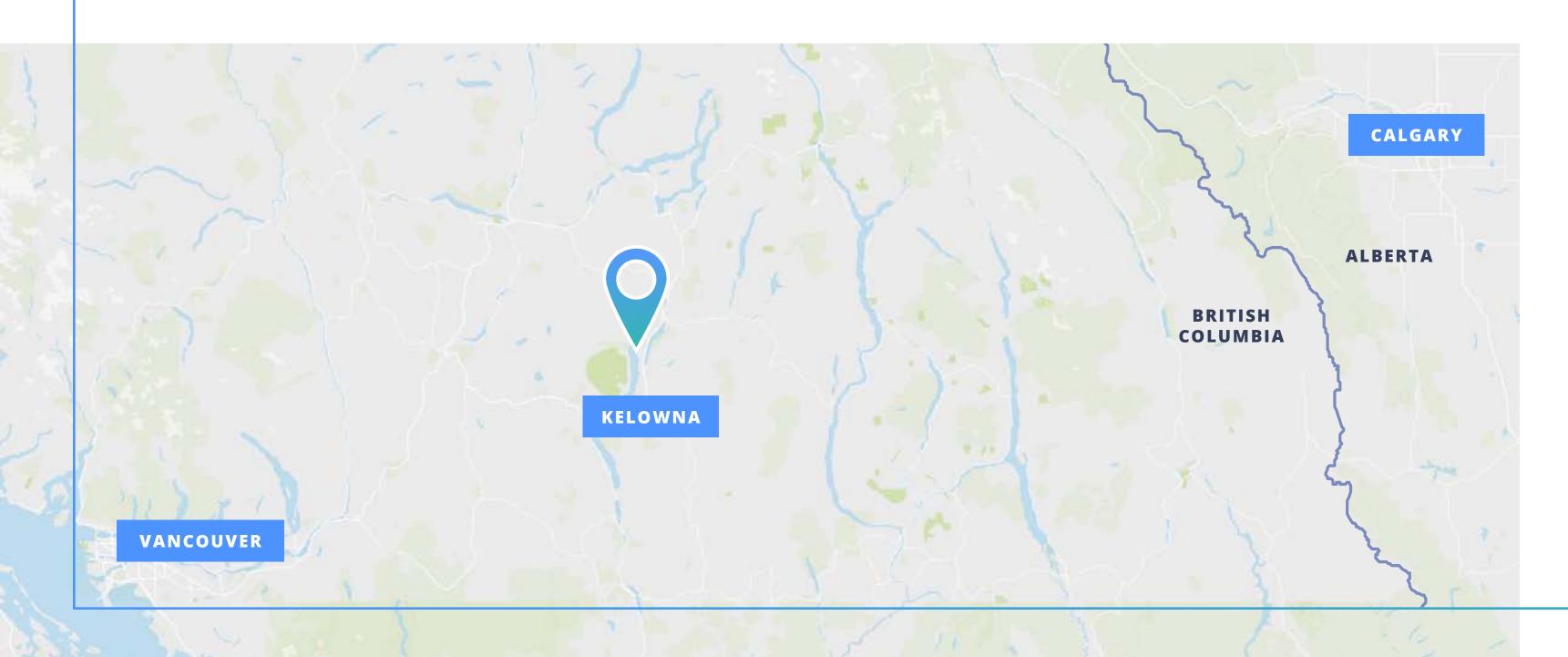
Okanagan Elegance, Reimagined

FLIGHT TIMES

Vancouver	45 Minutes	
Calgary	1 Hour, 10 Minutes	
Victoria	1 Hour, 5 Minutes	

DRIVE TIMES				
Vancouver	5 Hours			
Calgary	6 Hours, 30 Minutes			
Kelowna Airport	20 Minutes			

Nestled in the heart of Lake Country, British Columbia, 16080 Carrs Landing Road offers unparalleled access to the Okanagan Valley's most coveted experiences. Renowned for its wineries, orchards, and breathtaking vistas, this region blends laid-back sophistication with all-season recreation. Whether you're boating across glassy summer waters, hiking scenic trails, or savouring local vintages just minutes away, Lake Country is a destination that invites you to slow down and indulge in nature's finest. Only a short drive from Kelowna International Airport, yet worlds away from the everyday, this estate's location embodies the perfect union of serenity and accessibility.

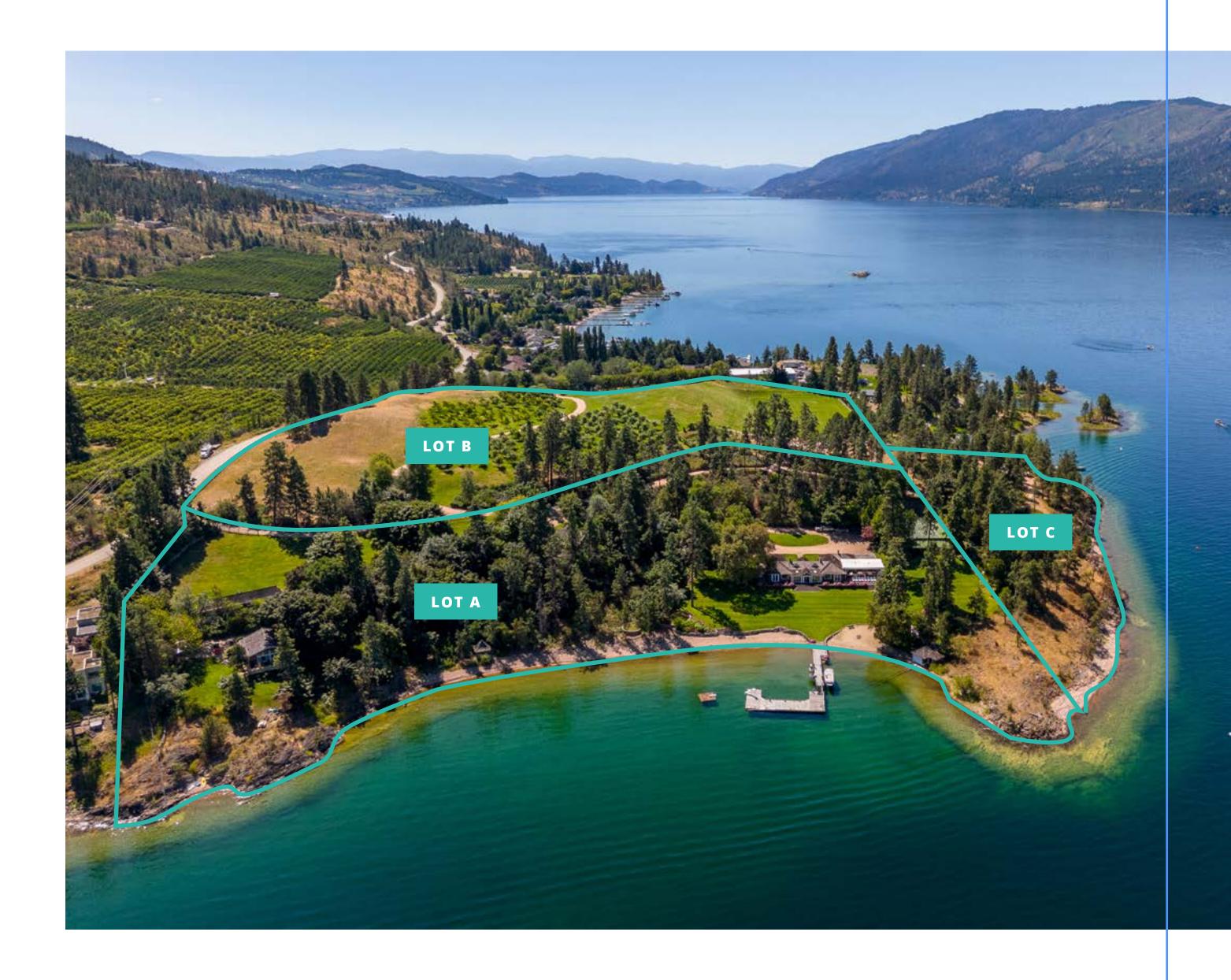


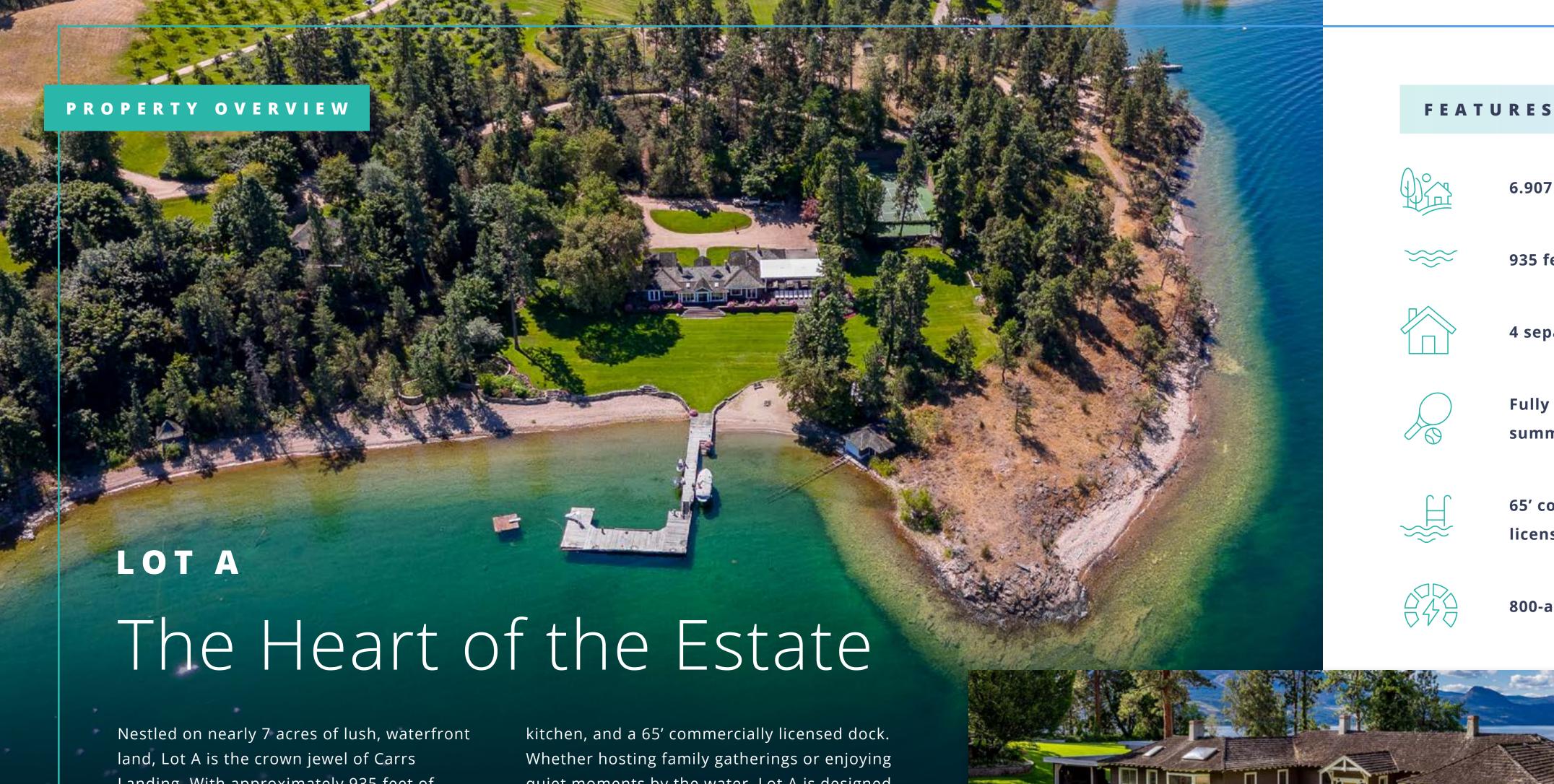


Three Parcels, One Extraordinary Opportunity

Situated along the shimmering Okanagan shoreline, this generational estate is defined by scale, privacy, and distinction. Set across three titled parcels, the grounds include a principal residence, guest homes, and a thoughtfully converted barn, all nestled within impeccably landscaped surroundings. Purpose-built features enhance every lifestyle pursuit, from watersports and wellness to recreation and relaxation, with amenities such as docks, a boathouse, tennis court, orchard, helipad, gym, and more. With untapped potential for future visions or long-term stewardship, this legacy offering is unmatched in both versatility and prestige.

	Lot A	Lot B	Lot C		
Address	16080 Carrs Landing Road, Lake Country, British Columbia, V4V 1A9				
PID(s)	005-609-151	017-091-128	013-552-520		
Zoning	C9 - Tourist Commercial	RR1 - Rural Residential	RR2 - Rural Residential		
Waterfront	935 feet	-	771 feet		
Site Area	6.907 acres	10.457 acres	2.5 acres		
Frontage	52.6 m	222 m	-		





6.907 acres

935 feet of waterfront

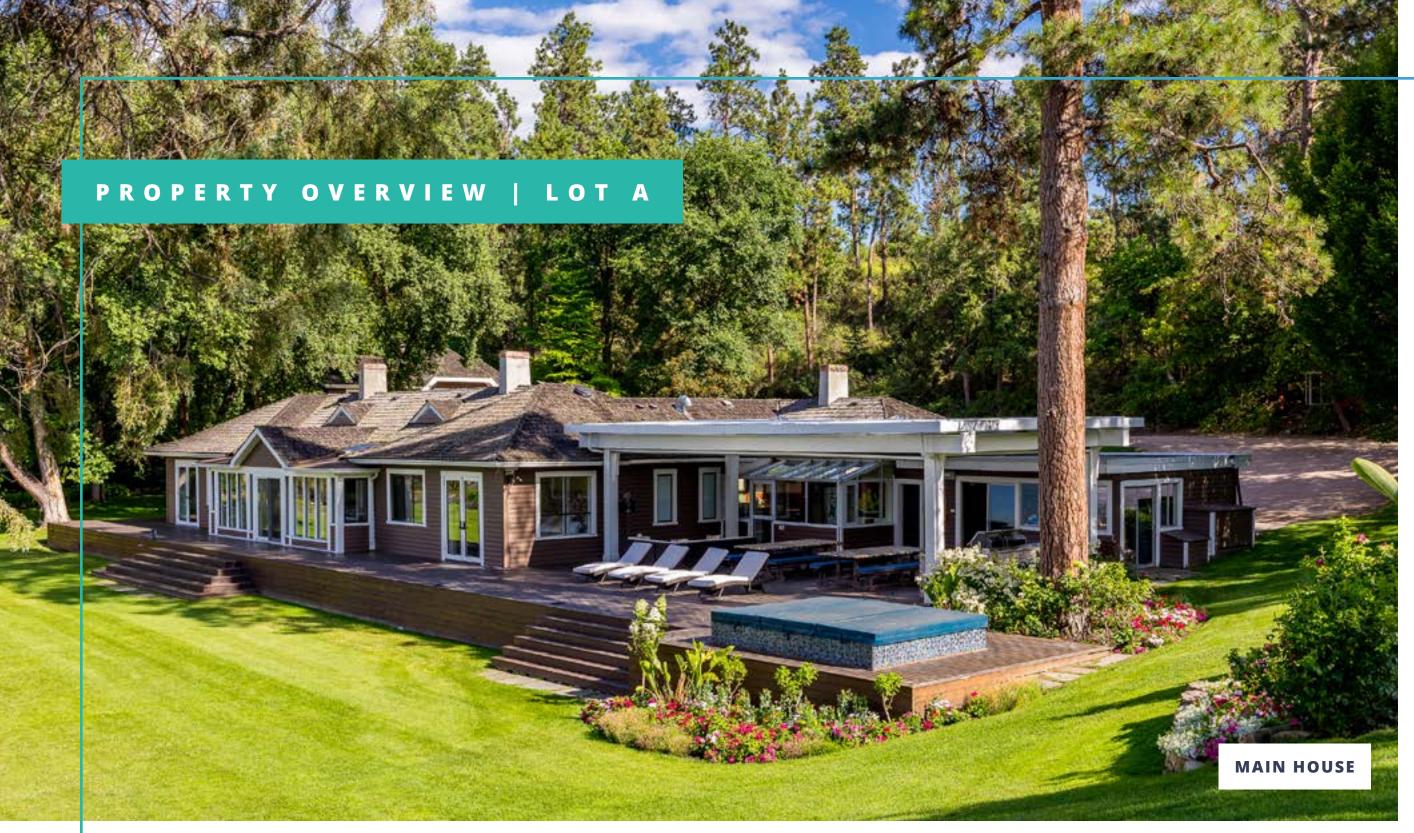
4 separate residences

Fully lit tennis court with summer kitchen

65' commercially licensed dock

800-amp backup generator

Landing. With approximately 935 feet of shoreline, this parcel offers an unparalleled lakefront lifestyle. The main residence and three guest houses are complemented by a finished barn, a tennis court with a summer quiet moments by the water, Lot A is designed for generational enjoyment. Zoned C9 Tourist Commercial, it also presents rare potential for boutique hospitality ventures – making it both a sanctuary and an investment.





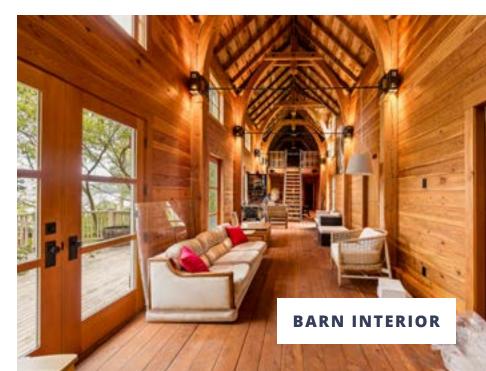














PROPERTY OVERVIEW

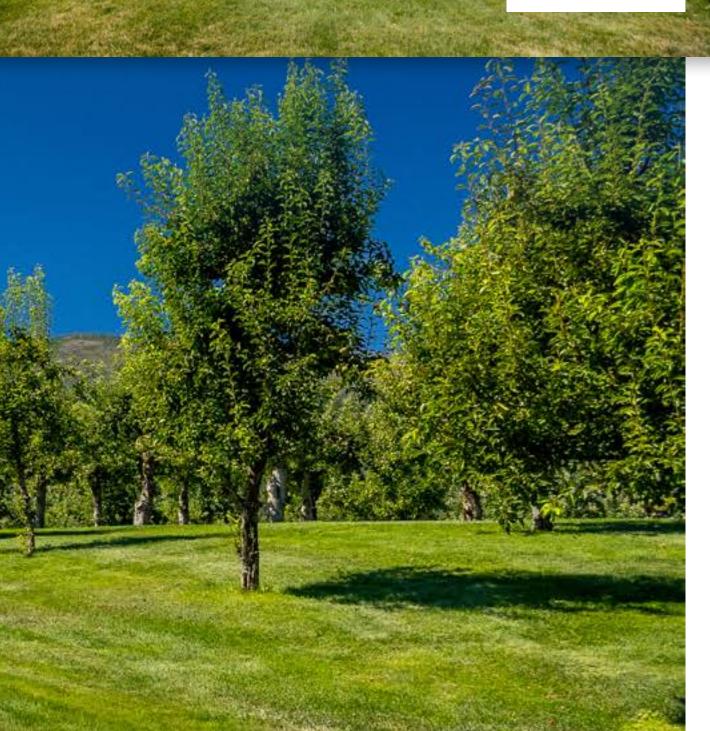
LOT B

The Orchard Oasis

Spanning over 10 acres, Lot B is meticulously manicured, serving as both privacy barrier and recreational zone. Elevated above Carrs Landing Road, the geographic barrier houses a full-sized, floodlit soccer field, a helipad, and a vibrant orchard of 114 fruit trees.

This parcel is a canvas for future development, zoned RR1 Rural Residential, and ready for two dwelling units and accessory buildings. Whether envisioned as a private garden estate or a recreational haven, Lot B is where nature and leisure meet.





FEATURES



10 acres



Elevation provides privacy for the estate



Fully lit standard sized soccer field



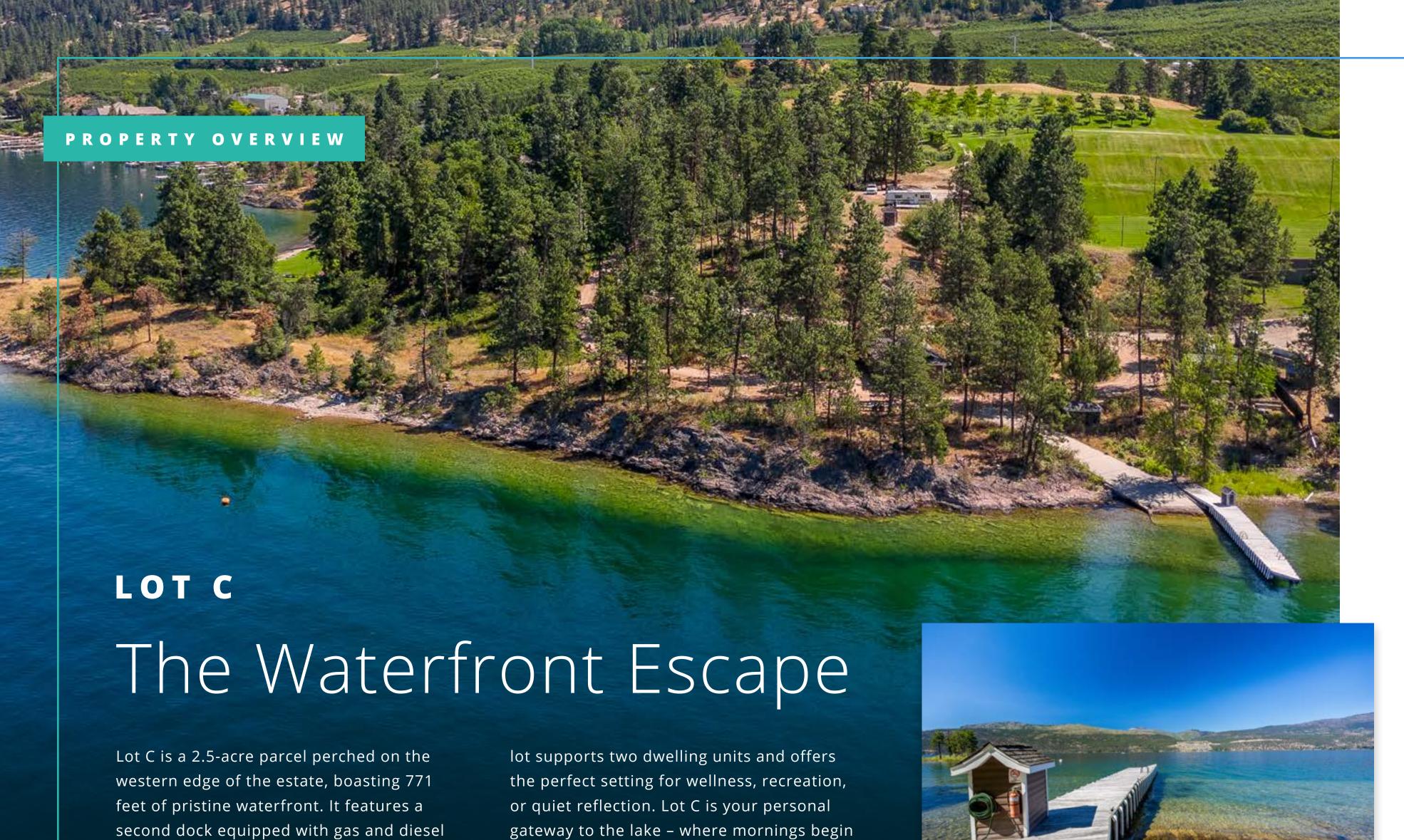
Large garden area



Orchard featuring a wide variety of fruit trees



RR1 Rural Residential
Zoning supporting
immediate development
of a "two dwelling unit
and accessory buildings"



with sunrise workouts and evenings end with

dockside serenity.

holding tanks, a private boat launch, and

a waterfront gym with panoramic lake

views. Zoned RR2 Rural Residential, this

FEATURES



2.5 acres



771 feet of waterfront



Private boat launch



Waterfront gymnasium
with garage doors to
enjoy that panoramic
lakefront experience with
separate bathrooms



Gas & diesel holding tanks



RR2 - Rural Residential
zoning allowing for
development of a
2-dwelling unit

Zoning

ZONING BYLAW 561, 2007

Adopted in 2007, the three parcels are zoned under three different bylaws consisting of Rural Residential (RR1 and RR2) and Tourist Commercial (C9). Please confirm locations LOT B

	Lot A	Lot B	Lot C
Zoning Regulation	C9 - Tourist Commercial	RR1 - Rural Residential	RR2 - Rural Residential
Purpose	Orderly development of commercial visitor facilities	Residential development on larger lots	Country residential development on medium sized lots
Use	Wide variety of principal and secondary commercial uses	Agriculture and residential with related secondary uses	Single detached residential or group home, minor use, with related secondary uses including a short term vacation rental and bed and breakfast
FAR or Density	0.5, except 1.5 for apartment hotels and hotels	Essentially 2 dwelling units per parcel (look to zone for specifics)	Essentially 2 dwelling units per parcel (look to zone for specifics)
Height	11.0 m or 2 storeys, except with amenity and density bonus provisions up to 22 m or 6 storeys	9.5 m or 2.5 storeys, except the lesser of 8.0 m or 1/5 storeys for accessory buildings	9.5 m or 2.5 storeys, except the lesser of 8.0 m or 1/5 storeys for accessory buildings
Other Regulations	Some uses limited in size, and hotels / motels only permitted with connection to urban services	Some additional setbacks and structure size and location limitations	Some additional setbacks and structure size and location limitations

LOT A ZONING | DEVELOPMENT POTENTIAL

As Lake Country continues to flourish as a premier destination for tourism and lifestyle, Lot A stands out as uniquely positioned for boutique development designed to complement the area's environmental and agricultural charm.

With nearly 7 acres of waterfront land and over 935 feet of shoreline, the site offers the perfect canvas for creating an experience that blends nature, recreation,

and hospitality. Tourist Commercial developments are located on sites less than five hectares in size. With appropriate future zoning, potential uses could include camping, luxury retreat, wellness resort, or curated short-term accommodations.

For visionary investors or developers, Lot A is more than a property – it's a gateway to possibility.



UNIQUE PROPERTIES





FOR SALE

16080 CARRS LANDING ROAD

LAKE COUNTRY, BC

Mark Lester

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Senior Vice President

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