

FOR SALE

16080 CARRS LANDING ROAD

LAKE COUNTRY, BC

Mark Lester

Personal Real Estate Corporation

Senior Vice President

604 681 4111

mark.lester@colliers.com

TJ Dumonceaux

Personal Real Estate Corporation

250 826 7917

tj@tjsteph.com



UNIQUE
PROPERTIES



TJ & STEPH
REAL ESTATE GROUP
Real Estate. Real Advice.

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:



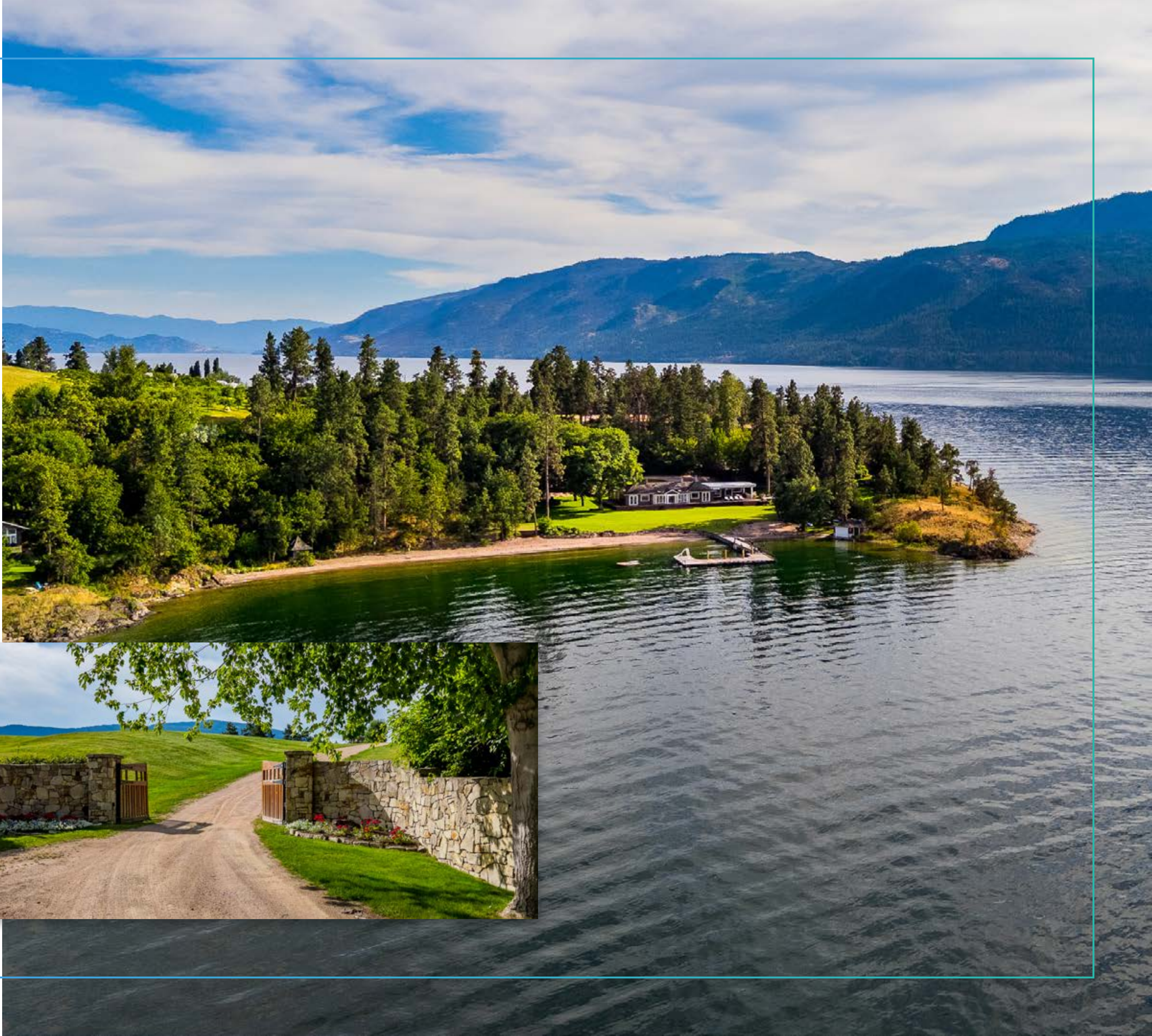
5 residences (main house, 3 guest houses, 1 finished barn)



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	-



PROPERTY OVERVIEW

LOT A

The Heart of the Estate

Nestled on nearly 7 acres of lush, waterfront land, Lot A is the crown jewel of Carrs 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

kitchen, and a 65' commercially licensed dock. Whether hosting family gatherings or enjoying 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.

FEATURES



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



PROPERTY OVERVIEW | LOT A



MAIN HOUSE



GUEST HOUSE 1



BARN



GUEST HOUSE 2



BARN INTERIOR

Main House	4 bed	3.5 bath
Guest House 1	2 bed	1 bath
Guest House 2	3 bed	2 bath
Guest House 3	2 bed	1 bath
Barn	1 bed	1 bath
Tennis House	Summer kitchen & storage	
Boat House	Storage	



TENNIS COURT



GUEST HOUSE 3



BOAT HOUSE

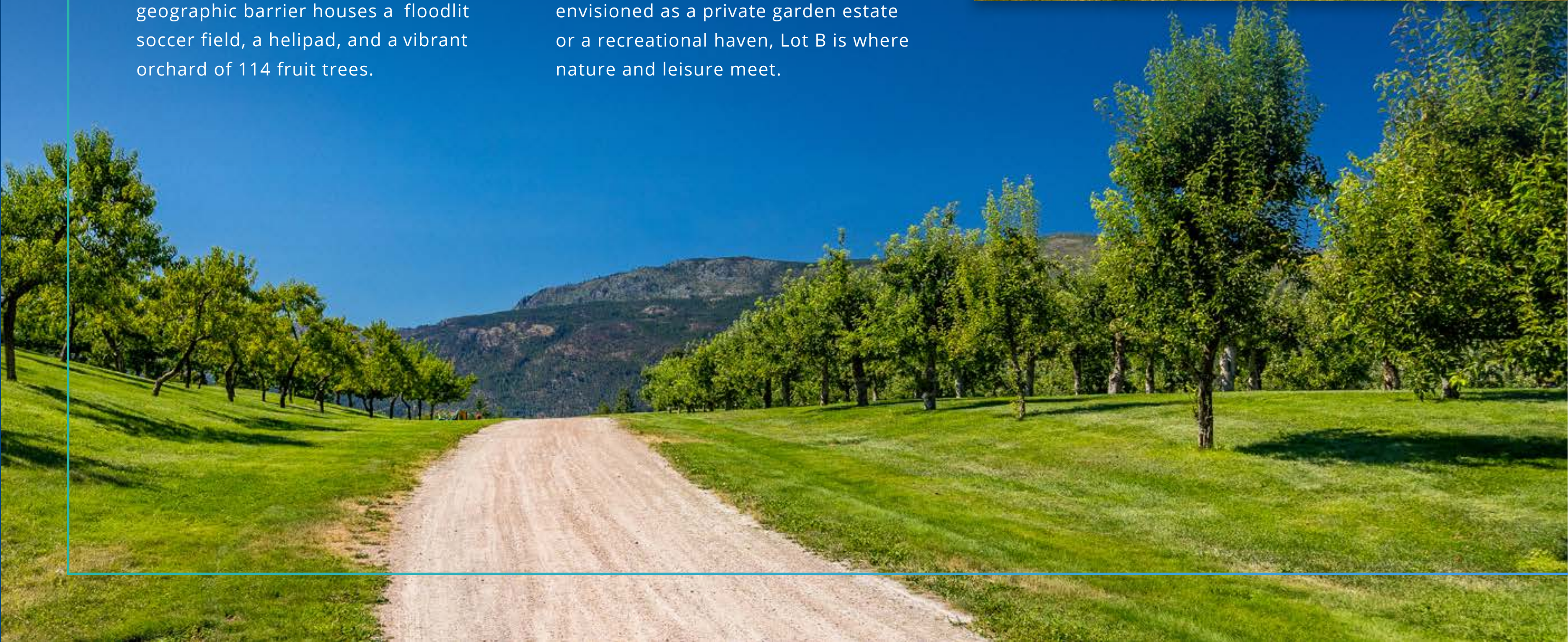
PROPERTY OVERVIEW

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 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



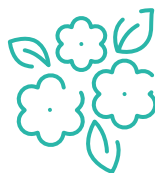
10 acres



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”

PROPERTY OVERVIEW

LOT C

The Waterfront Escape

Lot C is a 2.5-acre parcel perched on the western edge of the estate, boasting 771 feet of pristine waterfront. It features a second dock equipped with gas and diesel holding tanks, a private boat launch, and a waterfront gym with panoramic lake views. Zoned RR2 Rural Residential, this

lot supports two dwelling units and offers the perfect setting for wellness, recreation, or quiet reflection. Lot C is your personal gateway to the lake – where mornings begin with sunrise workouts and evenings end with dockside serenity.



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).



	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



TJ & STEPH
REAL ESTATE GROUP
Real Estate. Real Advice.



FOR SALE

16080 CARRS LANDING ROAD

LAKE COUNTRY, BC

Mark Lester

Personal Real Estate Corporation

Senior Vice President

604 681 4111

mark.lester@colliers.com

TJ Dumonceaux

Personal Real Estate Corporation

250 826 7917

tj@tjsteph.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and/or its licensor(s). Copyright © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.