

1975 SHANNON LAKE ROAD,
WEST KELOWNA, BC

Lakeview at Shannon Ridge

Phase 1 | 20 Finished
Townhouse Strata Units
with an Additional 3.88 Acres
for Phase 2 & 3

FOR SALE BY COURT ORDER



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The Opportunity

1975 Shannon Lake Road, West Kelowna, known as **Lakeview at Shannon Ridge**, represents a rare chance to acquire a completed 20-unit townhouse development plus 3.88 acres, in one of West Kelowna's most desirable neighborhoods. Phase 1 was 27 townhomes, the offering includes **20 constructed townhomes** in four buildings **plus 3.88 acres**. **Lakeview at Shannon Ridge** is located in the Shannon Lake neighbourhood positioned with views of the hills and surrounding valley.

This is a Court-Ordered Sale, providing purchasers the opportunity to purchase 20 completed townhomes and 3.88-acres of fully serviced land for Phase 2 & 3.



Property	1975 Shannon Lake Road, West Kelowna
Legal Description	Strata Lot, 2,3,4,5,7,8,9,10,11,12,14,16,20,21, 22,23,24,25,26,27 DISTRICT LOT 2602 OSOYOOS DIVISION YALE DISTRICT STRATA PLAN EPS6143 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Location	Located on the north side of Highway 97, northeast of Shannon Lake, the subject property benefits from an elevated setting with expansive views .
Phase 2 & 3 Lands	3.88 Acres
List Price	\$14,800,000
The Vendor may consider selling the units and Phase 2 & 3 Lands separately.	

Note that the sale of the property will be subject to approval by the Supreme Court of British Columbia.

Further information available in the Data Room Access provided after signing a Confidentiality Agreement

Highlights

PHASE 1

- 20 strata lots fully built out and finished
- Three storey townhomes with garage
- Ready for occupancy

PHASE 2 & 3

- Lands have been serviced.
Onsite and offsite servicing completed.
- Density / unit count- additional **70** units across Phase 2/3
- Development progress
(DP issued / BP ready for submission)
- Supporting diligence materials available
(e.g., BP drawings, civil, geotech, environmental)

ELEVATED VIEWS & NATURAL SETTING

PREMIUM WEST KELOWNA LOCATION

- The Shannon Lake neighbourhood enjoy expansive views of the surrounding hillsides, valley, and Okanagan landscape.
- The area is characterized by rolling terrain, mature neighbourhoods, and abundant greenspace.

OUTDOOR RECREATION

- Adjacent to Shannon Lake Regional Park, offering walking trails, fishing, bird watching, and picnic areas.
- Close proximity to Two Eagles Golf Course and Shannon Lake Golf Course.
- Immediate access to hiking, mountain biking, and outdoor recreation opportunities throughout the surrounding hillsides.

EXCELLENT CONNECTIVITY

- Located just minutes from Highway 97, providing efficient access to Downtown West Kelowna, Kelowna, and the broader Okanagan region.
- Approximately 10–15 minutes to major retail and service amenities along the Westbank Centre corridor.



Strata Plan

BCGS 82E.082 & 82E.083 CITY OF WEST KELOWNA



THE INTENDED PLOT SIZE OF THIS PLAN IS 864mm IN WIDTH BY 560mm IN HEIGHT (D SIZE) WHEN PLOTTED AT A SCALE OF 1:500

CIVIC ADDRESS: 1975 SHANNON LAKE ROAD, WEST KELOWNA, BC

TABLE OF GEODETIC CONTROL MONUMENTS

NAD83(CSRS) 2002.0 UTM ZONE 11 COORDINATES			
GCM	NORTHING	EASTING	ESTIMATED ABSOLUTE ACCURACY
TH #3002	5527056.618	313134.790	0.03
TH #3004	5527176.948	313394.537	0.03

LEGEND

GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS AND ARE REFERRED TO THE CENTRAL MERIDIAN OF UTM ZONE 11.

THE UTM COORDINATES AND ESTIMATED ABSOLUTE ACCURACY ACHIEVED ARE DERIVED FROM GNSS DUAL FREQUENCY OBSERVATIONS USING THE PRECISE POINT POSITIONING SERVICE OF NATURAL RESOURCES CANADA.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY BY THE AVERAGE COMBINED FACTOR OF 0.9999478. THE AVERAGE COMBINED FACTOR HAS BEEN DETERMINED BASED ON AN ELLIPSOIDAL ELEVATION OF 513.9 METRES.

- DENOTES STANDARD IRON POST FOUND
- DENOTES STANDARD IRON POST PLACED
- △ DENOTES TRAVERSE HUB PLACED
- NTS DENOTES NOT TO SCALE
- PL DENOTES PART OF
- LCP DENOTES LIMITED COMMON PROPERTY
- SL DENOTES STRATA LOT
- NH DENOTES NON HABITABLE AREA
- C DENOTES COMMON PROPERTY
- TYP. DENOTES TYPICAL
- RESET DENOTES A POST PREVIOUSLY TIED APRIL 22nd, 2020 (SEE PLAN EPP101675), LOST AND RESET USING TIES FROM THE ORIGINAL CONTROL TRAVERSE

THIS PLAN IS PHASE 1 OF A 3 PHASE STRATA PLAN UNDER SECTION 224 OF THE STRATA PROPERTY ACT LYING WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF WEST KELOWNA.

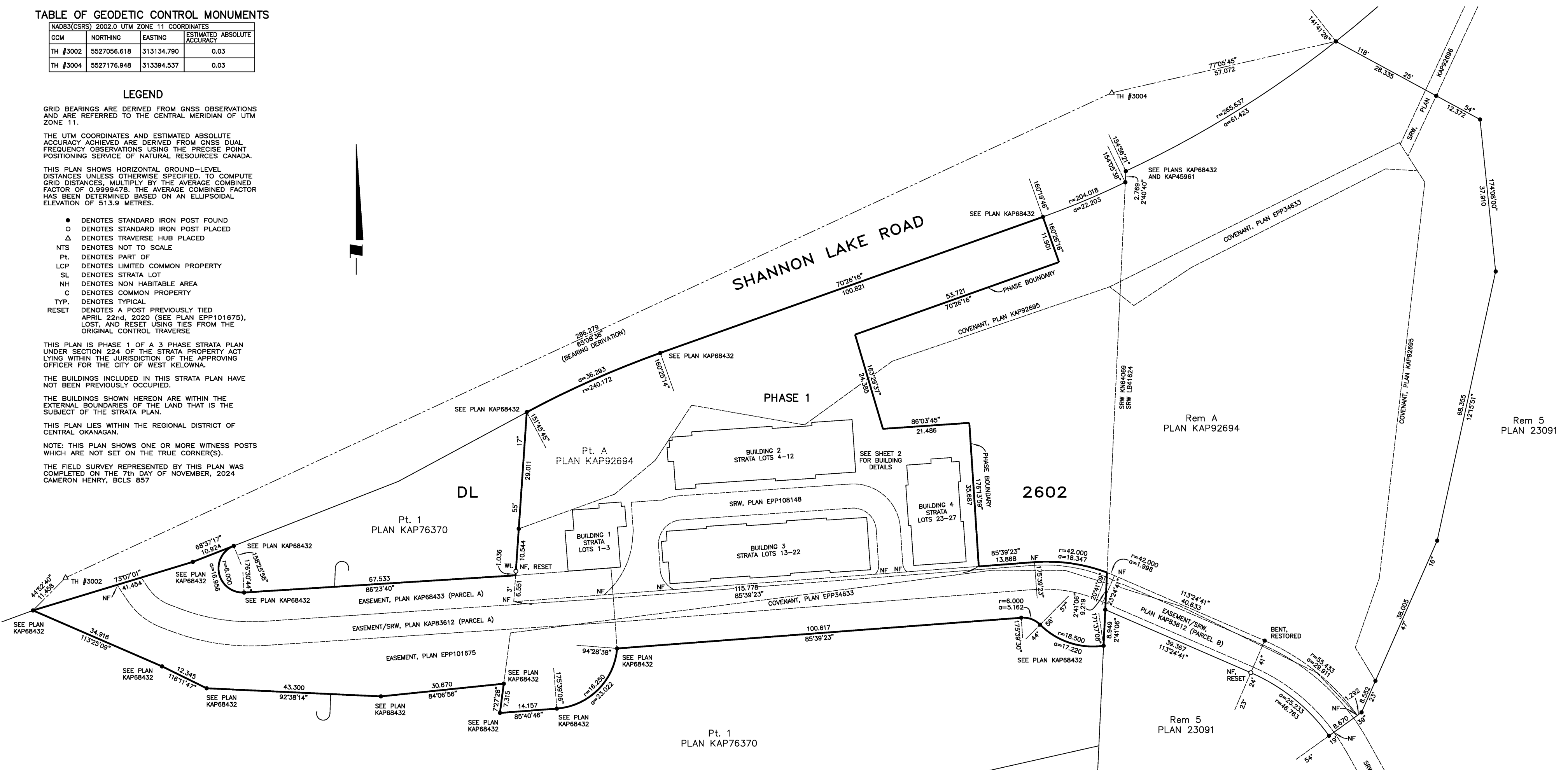
THE BUILDINGS INCLUDED IN THIS STRATA PLAN HAVE NOT BEEN PREVIOUSLY OCCUPIED.

THE BUILDINGS SHOWN HEREON ARE WITHIN THE EXTERNAL BOUNDARIES OF THE LAND THAT IS THE SUBJECT OF THE STRATA PLAN.

THIS PLAN LIES WITHIN THE REGIONAL DISTRICT OF CENTRAL OKANAGAN.

NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE 7th DAY OF NOVEMBER, 2024 CAMERON HENRY, BCLS 857



Site Photos

Building 1



Building 2



Phase 2 & 3



Building 3



Building 4



Phase 2 & 3



West Kelowna Overview

Located on the western shores of Okanagan Lake, West Kelowna is one of British Columbia's fastest-growing communities and forms part of the Central Okanagan region. The city is known for its scenic vineyards, lakefront lifestyle, outdoor recreation, and strong connection to the broader Kelowna metropolitan area. Residents enjoy easy access to award-winning wineries, golf courses, hiking and biking trails, ski resorts, and a wide range of urban amenities just minutes away across the William R. Bennett Bridge. West Kelowna continues to attract retirees, families, and professionals seeking a high quality of life in one of Canada's premier lifestyle destinations

LAKEVIEW AT SHANNON RIDGE | LOCATION

Situated on the north side of Highway 97 in West Kelowna, just northeast of Shannon Lake, the subject property enjoys an elevated hillside setting with many future residences positioned to capture expansive valley and mountain views. The site is conveniently located near schools, parks, shopping, and everyday amenities, offering residents a desirable balance of accessibility and lifestyle.

Location Demographics

Population

1^{KM} 1,569
3^{KM} 17,982

Average Household Income

1^{KM} \$135,321
3^{KM} \$156,898

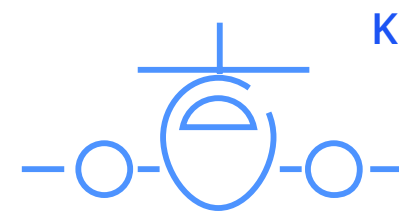
West Kelowna Population

2025
40,274

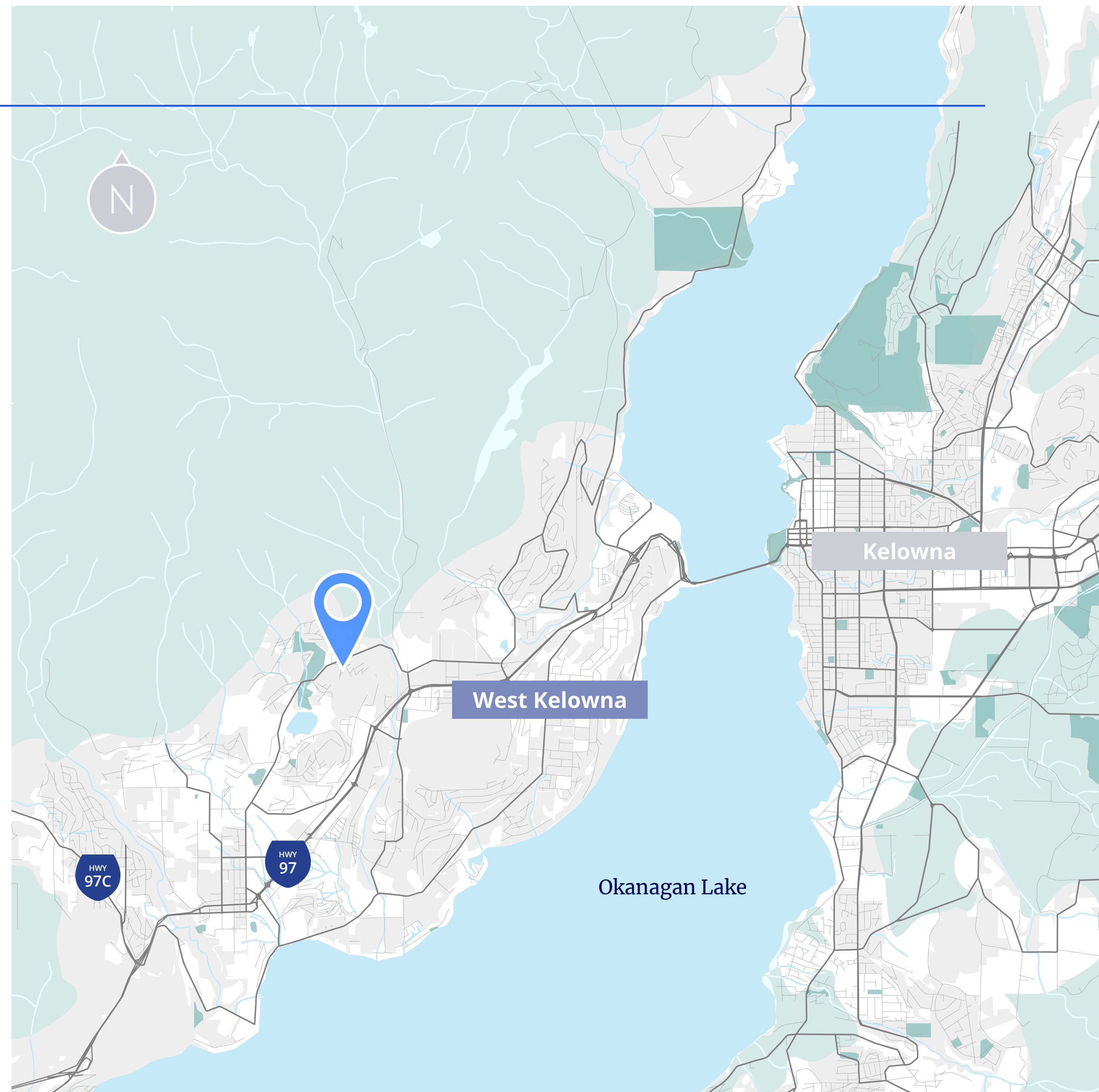
Connectivity



Downtown Kelowna
12 minutes



Kelowna International Airport (YLW)
25 minutes



For Sale by Court Order

1975 Shannon Lake Road, West Kelowna

Offering Process

Prospective purchasers are invited to submit offers to purchase the property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of the offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

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