



14810 Highway 97
Oyama, Lake Country

Teddy Bear Resort

Semi-Water Front View Acreage

Approx 8 Acres operating as resort in Oyama.
(2 parcels) 2.619 Acres with Main Lodge Home,
5 Motel Cabins + 5.53 Acres with RV & Tent sites.
Buy on the threshold of Lake Country expansion. Zoned C5

MLS:9173322 \$4,500,000

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The heart of Lake Country!!

Amazing SEMI-WATERFRONT 8 Acre RV/Motel Resort now on the market in the "Threshold" of the BC Interior's most beautiful and fastest growing communities!

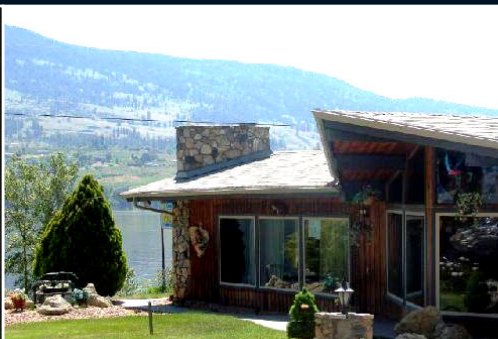
This long established "Central Okanagan Resort Property" has long been a favorite of visitors from all over the world! The sale of properties of this type rarely comes into the market place, especially this close to the water!

Nestled on multiple building bench sites, this amazing piece of real estate offers PRIME water views of WOOD LAKE and KALAMALKA LAKE!

Minutes to North Campus UBC, Airport, Winfield, Vernon & Kelowna.
Best location for lifestyle and growth potential!

Welcome to the Teddy Bear Resort

MLS:9173322





There are 2 Legal Descriptions Being Sold

\$4,500,000

1. PARCEL #1... PID 002-923-980 (2.619 ACRES)

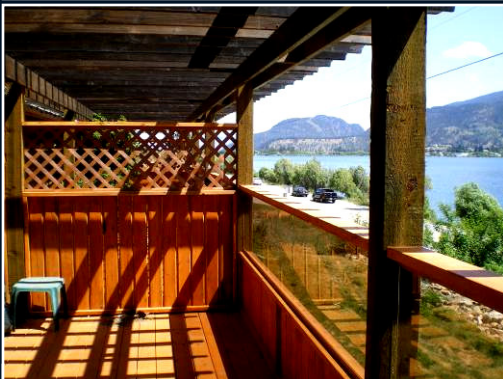
This property includes: MAIN LODGE & 5-unit Motel, circular driveway, 17 parking stalls, 2 RV Sites. (See Map for layout and designated areas)

2. PARCEL #2...PID 008-401-314 (5.5 ACRES)

This property includes: 18 RV sites, (possible) 8 Park Model sites for RV/Mobiles, 13 Tent Sites, Century-old 2-storey house perfect for future restaurant or extension for more motel and bedroom suite expansion to resort! Also, there is over flow parking on the lower bench next to the highway entrance, which can also accommodate another 3 trailer sites! Also this property has the Common Bath house.

- * The proposed map area allows for a total of 14 Park Sized locations (see map using 12x42ft) per site.
- * Both Properties have Close up bench water views of the LAKE. With complimenting geography and excellent future potential for MORE expansion and development!

There are 5 newer styled Park Models trailers with serviced sites along the middle bench area.



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MAIN LODGES HOUSE/OFFICE

- Cedar home & office built approx 1973 - 3 Bedroom layout
- 1970 Sq ft + Approx 750 Sq ft Basement with 2 Bedroom suite
- Large common Foyer-entry leading to Chef-style kitchen
- Open ceiling Family Room with WATERVIEW, 3 Bedrooms, 2 Bathrooms
- All in rustic feel & décor (Kitchen, Living Room, Dining Room, Stone Fireplace, walk-in Closet & 3-piece Bathroom in Master Bedroom)
- Basement has 2 Bedroom Suite with Family Room down
- Fantastic views of the water!
- Underground irrigation system
- Oyama water irrigation supply system

1998 NEW Dura seal 25 year, 3 tab fiberglass shingle roof and gutters
1998 Exterior walls re-done
1998 All NEW exposed Aggregate car pad, sidewalk & patio
2000 Low "E" squared energy-saving windows and frames

4 UNIT PAN-ABODE KITCHEN SUITES

- Attractive, well built, Pan-abode style MINI-Motel with close up water views!
- Very well designed, many update, and favorites of travelers alike for demand!
- Approx 450 Sq ft each Unit (Kitchen, Living Room, 3-piece Bathroom, separate Bedroom, and Covered view deck).
- Overall Length on 4 Units = 80' x 22'9". Total area approx 1730 Sq ft.

SINGLE PAN-ABODE KITCHEN SUITE

- Approx 210 Sq ft (3-piece Bathroom, Twin Beds)

2000 NEW Dura seal - 25 yr 3 tab fiberglass shingle roof and gutters
1998/1999 NEW windows, frames, screens
1996 - Exterior walls re-done
2001/2003 All NEW hot water heaters in each Kitchen Suite

INCOME - the business has been operated on a casual basis with the current owners, with no formal financial statements available from the existing owners. This seasonal resort has potential to operate with a much higher and well managed income year round to an owner/operator that would be available full-time!

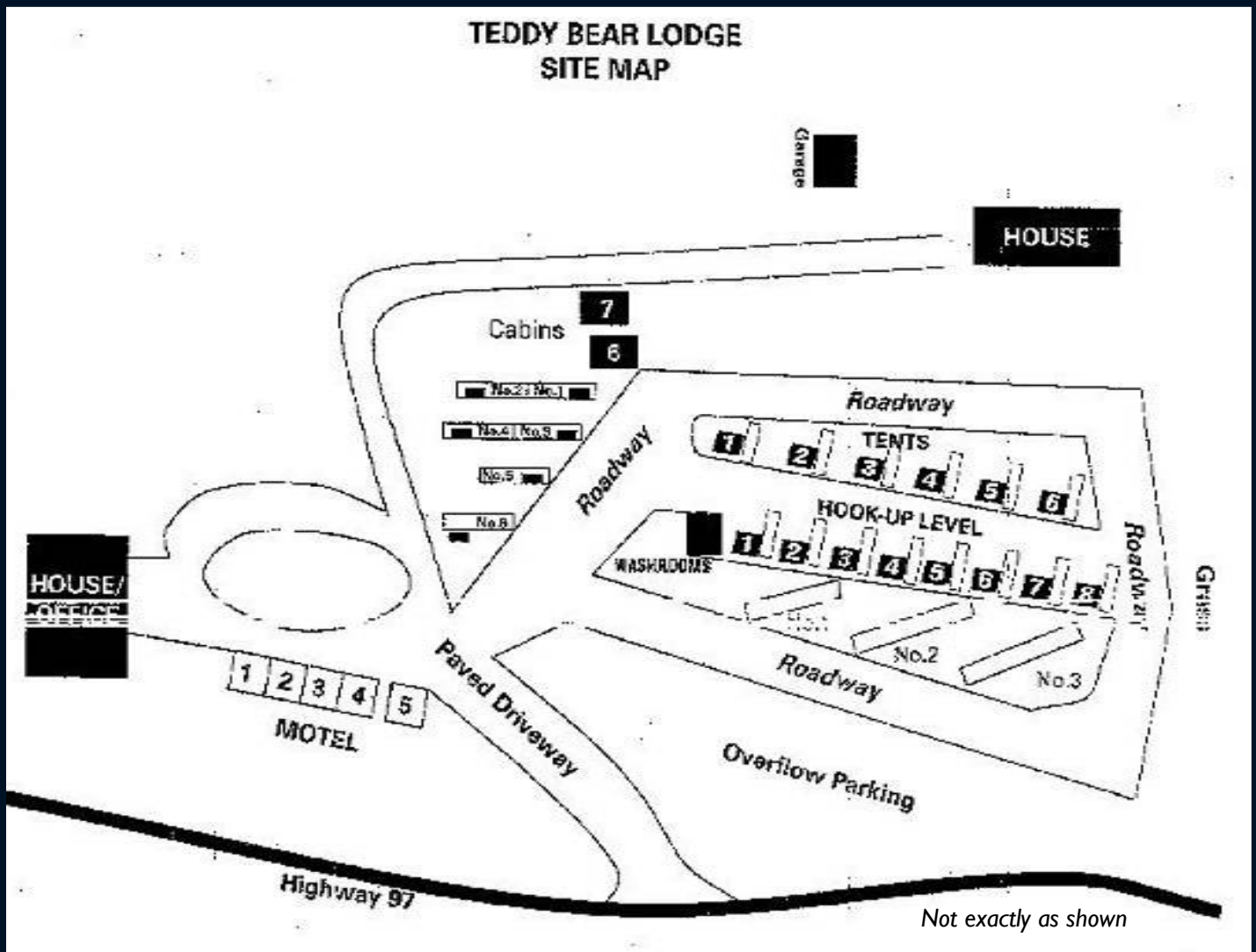
ZONING - currently zoned C5 (commercial) with future potential of Medium to High Density!

HIGHWAYS - March 2007 - The Ministry of Transportation is conducting a Study for a highway improvement in this immediate area. The Department is looking at the possibility of relocating Highway 97 on top of the hill instead of in front!! Should know in September or October 2007.

Get in now, operate your own business and let time do the REST!

14810 Highway 97

Oyama, Lake Country



Contact Hank Today For Your Private Viewing!

Appointments by reservation only, thank you.

CELL: 250.870.3338

Information contained here in is from sources thought to be correct, please verify if important.

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