TASSIE CREEK
ESTATES



Tassie Creek Estates offers Unmatched Value & Location !

Imagine your new home located just above the City away from the bustle with views stretching across the valley. Tassie Creek Estates offers you a unique opportunity to build a Single-Family home with or without a Suite or a Duplex for income & investment. And all next to one of the best trails for walking, running or riding in beautiful Vernon!

DAVID PUSEY*
Okanagan Residential & Commercial Real Estate

Buy • Sell • Invest

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#1REALTOR
RE/MAX Vernon
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The Location





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The Development





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The Opportunity

The developers of Tassie Creek Estates have imagined the perfect balance between city and nature, giving you the best of both worlds right at your doorstep. The community will feature a brand new five-acre park, as well as the 'missing link' to connect the Gray Canal trail. Beautifully landscaped walking trails make it easy to take advantage of the breathtaking views while enjoying some fresh air. We have thoughtfully laid out the lots for sale in Vernon so that each home in our community will have great views down the valley towards Okanagan Lake. Imagine waking up to a lake view or being able to take a beautiful nature walk from your front doorstep every single day. Welcome home to Tassie Creek Estates!

OKANAGAN LAKE VIEWS

Enjoy the views from your home perched in the mountains overlooking Okanagan Lake and the beautiful city of Vernon. The largest lake in the region not only offers stunning views but also a chance to cool down on hot summer days. Get on the lake boating, wakeboarding, fishing, swimming, paddle boarding, and more! Living life on the lake never gets old.

LIVING IN NATURE

Get out and explore nature in your backyard with landscaped walking trails, a new five-acre park, beaches, golf courses, and more. Living in touch with nature is easy, with lots for sale in Vernon, BC. Beyond the natural world in your backyard, there are endless regions to explore across the Okanagan and beyond. Discover everything from mountain peaks to pristine beaches and more!

LOCAL AMENITIES

Located in close proximity to many of the amenities the Okanagan has to offer, including wine tastings, yoga, hiking trails, and more. Discover why this area is one of the most popular vacation destinations in the province. Life at Tassie Creek Estates offers an unparalleled lifestyle, from golf courses to five-star resorts and spas to life's simpler pleasures like beach walks.

BUILDING FLEXIBILITY

Build your dream home the way you want with a customized layout, whether that be one, two, or three stories. The possibilities are endless, with our lots for sale in Vernon, BC. Tassie Creek Estates provides the ideal foundation to build your dream home and, most importantly, your dream life. It all begins with these new lots available.

MINUTES FROM VERNON

Enjoy the outdoor lifestyle without sacrificing the convenience of being only a couple minutes away from grocery stores, health services, shopping, and extracurriculars for the kids. This area truly combines the comforts of city living with the beauty of rural life, making it great for everyone. Explore these new lots for sale and discover the best that the Okanagan has to offer.

COMMUNITY FEELING

Tassie Creek Estates will have walking trails and a park, allowing you to explore the neighbourhood with ease. With both Vernon and Kelowna an easy driving distance away, you're close to amenities but not at the centre of the action. Have a peaceful coffee on the deck and enjoy your lake views, or meander around to any of the local recreation sites, lakes or campgrounds to bask in the small-town feel of Coldstream.

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Lot Plan

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Note: Availability Subject to change without notice

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9.1 MUS – Multi-Unit: Small Scale

Purpose

To allow for a range of small-scale housing development up to 3 Storeys in Height, including Detached Housing, Duplex Housing, Semi-Detached Housing, Row Housing and Townhouses on Lots under 4,050 m^2 (1 ac). This zone has Site and Building regulations that provide additional development flexibility in appropriate contexts, based on Site servicing and Lot Area. *(Bylaw 6012)*



9.1.6 Size of Buildings

Buildings and Structures of the type indicated in the left-hand column of the following table must not exceed the Height indicated in the right-hand column of the table.

Type	Maximum Height
Dwelling Unit(s)	11 m (3 Storeys)
Accessory Dwelling Unit(s)	8 m (2 Storeys)
Accessory Building(s)	4.5 m

Note: Zoning information has been abbreviated

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It's time to make a move...





...to Tassie Creek Estates!

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