



**NEW R1 ZONE**  
**SxS DUPLEX**  
**W/ LEGAL SUITE**  
**up to 3 storey**  
**up to 50% land coverage**

**BOUCHERIE RD**

**KITSON CRT**

SIDEWALK

# 1033 Kitson Court West Kelowna British Columbia

\$599,900

The City of West Kelowna has fully approved and adopted the new BC Regulation which will permit R1 zoning for duplexes with secondary suites. Site coverage allowance of up to 50% and building up to 3 stories. Incredible opportunity to construct a S x S duplex or single-family home on these easy buildable lots offering wide frontages. Buyers are advised to conduct their own research to ensure zoning compliance. This remarkable subdivision is located in the heart of Lakeview Heights, near many renowned wineries and wine trails. Just a quick 10-min drive from downtown Kelowna and close proximity to the beach, schools and shopping. No restriction on builders, Flexible building guideline and no time restriction allows you to customize and build at your own pace. The seller is open to the idea of extended completion and potentially starting construction prior to closing. Contact LR to further explore and discuss the specifics. GST applicable (id:6769)

Listing Presented By:



Originally Listed by:  
 RE/MAX Kelowna



Royal

**LePage**

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