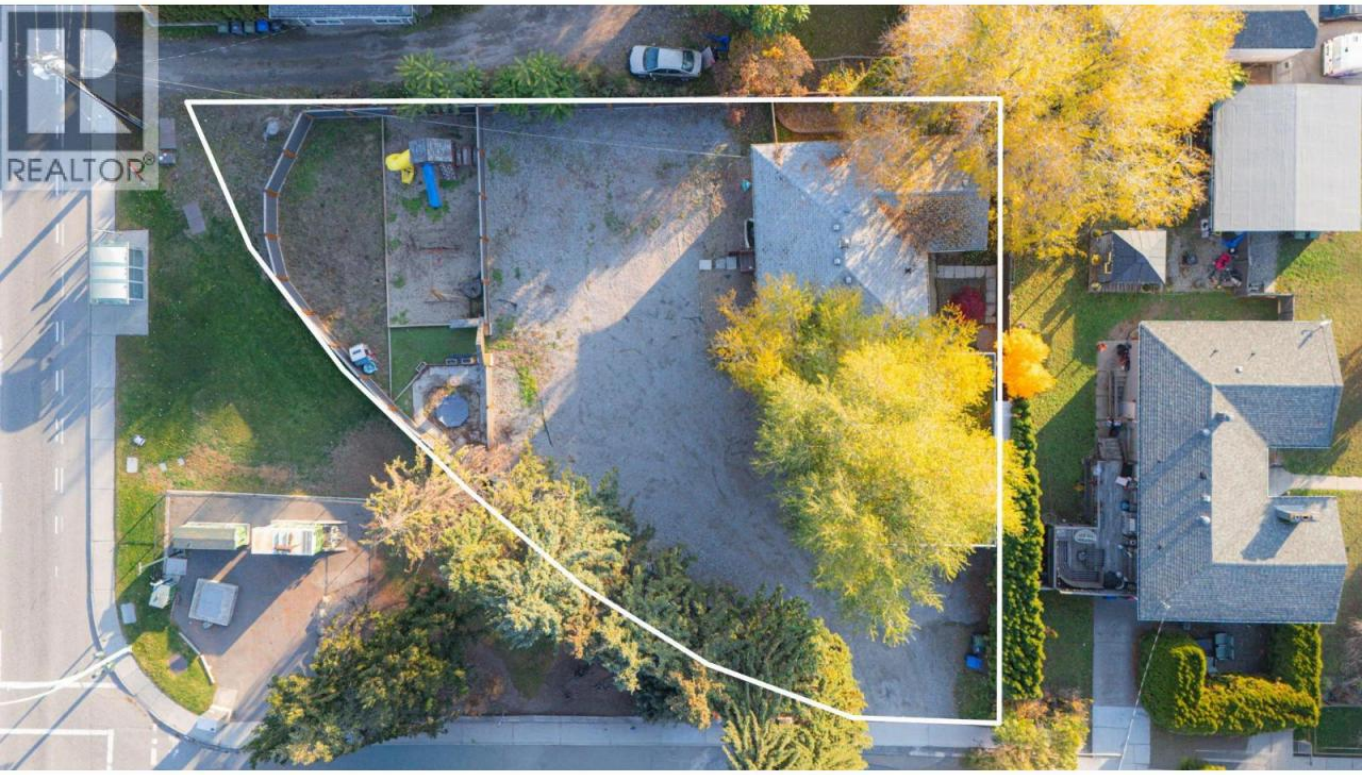


1195 Raymer Avenue Kelowna British Columbia

$989,000

Corner exposure, UC5 zoning and 0.31 acres in a convenient central Kelowna location. Situated at Gordon Drive and Raymer Avenue, this property offers an opportunity for buyers looking to explore development now or hold for the future. UC5 zoning provides for consideration of up to six storeys, with the potential to reach eight storeys and achieve additional floor area ratio (FAR) through the City's Affordable Housing Bonus program, subject to eligibility and City approval. Walking distance to Okanagan College and Kelowna Secondary School, with a transit stop directly in front on Gordon, the location supports convenient access for future residents or businesses. The existing home is very well kept and benefits from updates to some key systems, providing functional living space for an owner or tenants during the planning stage. A detached garage/workshop (33' L x 22' W x 10' H) adds to its everyday usefulness. Explore the possibilities this corner site has to offer. All measurements are approximate. Information is from sources believed to be reliable but should be independently verified by buyers and their advisors, including zoning, development potential and bonus program eligibility. (id:6769)

Utility room 10'9'' x 4'9''
Recreation room 21'9'' x 11'8''
Laundry room 11'3'' x 10'9''
Bedroom 10'3'' x 15'1''
Bedroom 12'8'' x 9'9''
3pc Bathroom 8'9'' x 4'6''
Living room 15'4'' x 13'5''
Kitchen 11'5'' x 16'8''
Dining room 11'4'' x 7'10''
Bedroom 11'4'' x 10'4''
Primary Bedroom 11'4'' x 10'4''
4pc Bathroom 6'5'' x 7'3''

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