



1935 Carruthers Street Kelowna British Columbia

\$796,000

*** For more information, please click Brochure button. *** A Great Home Today. Significant Potential Tomorrow. Welcome to 1935 Carruthers Street -- a central Kelowna property offering an established family home, generous yard and future redevelopment potential. The approximately 6,533 sq. ft. lot offers 51.7 ft. x 122 ft. dimensions, mature landscaping and lane access. The home offers 3 bedrooms, 2 full bathrooms and approximately 1,700+ sq. ft. of living space, with hardwood floors and character. The large backyard, mature trees, gardens and covered rear deck provide plenty of space for family and entertaining. Major components have been updated over the past 10 years, including the furnace, hot water tank, most windows, roof, and newer Hardie Board siding and trim. The property is already zoned MF1, creating significant future potential. The lot and rear lane access offer the possibility of up to six dwelling units, subject to City of Kelowna requirements and approvals. Development concepts have been explored, including four-unit configurations with garages and parking. Ideally located near Kelowna General Hospital, Downtown, Capri Centre, parks, schools, shopping, restaurants, transit and the Sutherland bike corridor. Currently tenanted. The tenants are aware the property is for sale and are willing to stay or vacate depending on the new owner's needs. Live in it, improve it, rent it, hold it or explore its redevelopment potential. (id:6769)

Utility room 9'4" x 27'6"
Storage 5'1" x 6'4"
Recreation room 11'3" x 19'10"
Laundry room 11'6" x 6'1"
Bedroom 12'11" x 10'2"
4pc Bathroom 6'11" x 8'7"

Primary Bedroom 10'7" x 13'2"
Living room 12'2" x 17'2"
Kitchen 8'9" x 11'0"
Dining room 9'0" x 9'6"
Bedroom 9'9" x 9'8"
4pc Bathroom 6'5" x 6'6"

Listing Presented By:



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Royal

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