



IHS DESIGN
#203-1470 ST. PAUL ST.
KELOWNA, BC
250.212.7938
Info@ihdesign.ca

STILLINGFLEET ROAD
MULTIFAMILY DEVELOPMENT

SITE PLAN
DATE 9-Dec-24
SCALE 1:144 = 1-0'
BOARD FOR: CLOTH REVIEW
SHEET: 11

2248 Stillingfleet Road Kelowna British Columbia

\$1,349,998

MF2 Zoned | 9 Townhome Site Plan Approved | Infill Fast-track | EXCEPTIONAL INVESTMENT OPPORTUNITY!

82' by 183'. This prime MF2-zoned property, offers an existing 5 Bedroom and two Bath home while you plan your development. Zoned MF2 with enough room for 9 modern townhomes - *zoning supports an FAR of up to 1.4 using Public Amenity Density Bonus and Below Grade Parking. Located for contemporary living, this home features a thoughtfully crafted layout with ample parking and landscaped areas, boasting a Bike Score of 97 and located less than 200 meters from the Guisachan Village Starbucks. Ideal for investors or developers looking to capitalize on Kelowna's growing residential market! Buyers to conduct their own due diligence. Listing Agent has Partial Ownership. (id:6769)

Full bathroom 5'6" x 5'0"

Bedroom 11'4" x 9'2"

Bedroom 7'6" x 8'2"

Primary Bedroom 11'8" x 12'8"

Bedroom 10'6" x 9'0"

Kitchen 12'8" x 10'8"

Family room 26'2" x 12'0"

Dining room 13'7" x 11'0"

4pc Bathroom 5'6" x 8'2"

Living room 13'7" x 15'11"

Bedroom 11'4" x 8'5"

Listing Presented By:



Originally Listed by:
Macdonald Realty



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca