



3021 McIver Road West Kelowna British Columbia

\$849,000

LAKEVIEW HOMESTEAD 1.22 ACRE PROPERTY WITH WORKSHOP IN THE HEART OF GLENROSA! One of the last developable small acreages in Glenrosa. Situated on a well treed wooded paradise, corner lot with access to McIver and Yorkton. Situated below and beside family friendly Morning Star Bible Camp enjoying natural treed grounds and a fabulous View of the Valley and Lake. Great for a family or handyman who wants a project, space to work, tons of potential, a detached shop and various outsheds, and a quaint wooded setting. Home with homestead country charm is ""au original"" and sold ""as is"", offering lots of space for the handyman or home based business. 4 Bed 2926 SqFt home offers unique multi level design and spaces, sun rooms, and amazing outdoor spaces. Attached semi-double garage (needs door), craft studio room, plus a detached wired 600SF workshop, mini cabin of sorts, outsheds, and tons of room for storage, gardens, parking and more! Community plan says future educational institutional use, but previously was residential. Pot to consult with city for possible mini subdivision of 3-7 lots if rezoned to RC1 or RC3 for smaller lots (some potential plans on file)? Sewer and water are connected. A rare Wooded View property close to schools, new neighbourhoods, bible camp, transit and more! (id:6769)

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|-------------------------------|---------------------------|
| Other 17'11" x 7'9" | Sunroom 12'10" x 12" |
| Storage 3'4" x 5'3" | Sunroom 21'7" x 13' |
| Den 21'11" x 15'6" | Storage 10'1" x 3'6" |
| 2pc Ensuite bath 3' x 6'7" | Other 13'8" x 8'11" |
| Primary Bedroom 12'2" x 9'10" | Laundry room 6'6" x 8'4" |
| Storage 21'9" x 21'7" | 4pc Bathroom 6'8" x 7'10" |
| Living room 12'2" x 21'11" | Bedroom 9' x 10'6" |
| Utility room 2'4" x 3'2" | Bedroom 9' x 9'11" |
| Recreation room 12'0" x 12'0" | Foyer 15'10" x 21'0" |

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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Bedroom 8'8" x 11'6"