



# 3109 Appaloosa Road Kelowna British Columbia

\$3,389,000

Want to invest in your personal and business future? How about almost two acres with a decent home and huge 4000sqft shop ( + mezzanine) that can be rezoned to I2 in Kelowna's future premier light industrial area. This is the most competitively priced property in the area, and arguably one of the best. This lot is fully usable and does not have a gas-line easement running through it, however, natural gas is available on the property, access from both Palomino and Appaloosa Roads and the potential to generate considerable revenue while you rezone are the amazing pluses to this sale. The basic, but clean, 5-bed, 4-bath home offers space, versatility, and incredible future potential. And then there is the shop! The shop is quite separate from the home and is a hobbyist dream. It has huge doors, paint and welding areas, a car lift, compressor room, full kitchen and bathroom, even a trophy case for your victory's. The real value is the re-zone. I2 is a very generous zoning code that permits many industrial and business ventures. With re-zoning on the horizon, this property isn't just a home, it's an investment in your future. Bring your ideas, your plans, and your imagination. This is a unique chance to secure an easy access versatile home with an abundance of usable land in the path of future development. Do your research, come and investigate and then go talk to your favourite mortgage broker and find the money. You will be glad you did for generations. Listed below assessment. (id:6769)

Loft 48'8" x 16'1"	3pc Bathroom 5' x 14'2"
3pc Bathroom 6' x 9'6"	Bedroom 9'1" x 13'9"
Bedroom 10'2" x 11'9"	Bedroom 10' x 10'
Bedroom 10'1" x 11'9"	3pc Ensuite bath 7'6" x 12'
Recreation room 20'7" x 11'6"	Primary Bedroom 13'6" x 14'1"
Workshop 50' x 80'	Living room 13'10" x 20'
Other 23'6" x 23'0"	Dining room 17'6" x 9'10"
Other 23'6" x 23'0"	Kitchen 11'0" x 11'0"
Other 23'6" x 23'0"	

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

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Laundry room 6' x 9'10"

Dining nook 8' x 7'3"