



## 365 Clifton Road Kelowna British Columbia

\$1,099,000

A rare opportunity to create your dream home on a remarkable 1.16-acre property in one of Kelowna's most sought-after locations. Ideally positioned between Knox Mountain Park, Magic Estates, and the Wilden neighbourhood, this property offers privacy, natural beauty, and close proximity to the city. Backing directly onto Knox Mountain Park and just steps from Blair Pond, the setting is perfect for those who value outdoor living. Enjoy immediate access to hiking and walking trails, playgrounds, tennis and pickleball courts, and peaceful natural surroundings—all from your own backyard. The existing 4-bedroom, 1.5-bathroom home with a detached shop provides an excellent opportunity to renovate and customize a residence that complements the expansive lot. The building site has been cleared to the slope, creating a generous, usable area ideal for outdoor living spaces, gardens, or future expansion. Power, gas, and sewer are available at the frontage. The home is currently rented, offering flexibility while you plan your vision. For added long-term value, the City of Kelowna has conditionally approved a Preliminary Layout Review (PLR) for subdivision (details available upon request). Whether you're envisioning a private estate-style retreat or a beautifully renovated family home surrounded by nature, this property offers an exceptional canvas in a premier Kelowna location. (id:6769)

Foyer 10'0" x 6'0"

Primary Bedroom 17'10" x 13'5"

Living room 11'0" x 16'7"

Laundry room 7'3" x 5'9"

Kitchen 11'10" x 13'4"

Family room 14'9" x 19'0"

Other 9'3" x 5'5"

Bedroom 11'4" x 12'9"

Bedroom 9'8" x 11'0"

4pc Bathroom 7'3" x 8'1"

2pc Ensuite bath 6'0" x 2'9"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.