



## 470 Gerstmar Road Kelowna British Columbia \$800,000

470 Gerstmar Road -- Updated Home with Legal Suite & Development Potential This property offers the best of both worlds: a move-in ready 1,607 sq.ft. home with income potential and future development value. The main level features a 2-bedroom, 1-bath layout with modern updates throughout, while the legal 1-bedroom, 1-bath suite below provides excellent mortgage help or rental income. The home has been tastefully updated inside and out, including fresh exterior paint, renovated living spaces, and newer suite finishes. Major systems have been upgraded as well with A/C (2022), Furnace (2019), and Roof (2020). Set on a 0.28-acre lot zoned MF1. The City of Kelowna has expressed support for a 6-unit townhome development, with preliminary designs prepared by Lime Architecture, who know the site well and can help fast-track approvals. The concept envisions six modern townhomes of roughly 1,980 sq.ft. each, designed with 3 bedrooms, double-car garages, and private yards, the ideal product for families and first-time buyers in today's market. Located in the heart of Rutland, close to schools, parks, shopping, and public transit, and just 10-15 minutes from Downtown Kelowna, UBCO, and Okanagan College, this property checks every box. Whether you're looking to build and sell, rent and hold, or simply enjoy a turnkey home with strong upside. Call today for more details or to schedule a viewing. (id:6769)

Utility room 3'6" x 4'0"

Laundry room 10'7" x 7'0"

Kitchen 8'7" x 13'3"

Other 5'11" x 4'10"

Living room 19'8" x 14'10"

Dining room 7'3" x 10'8"

Primary Bedroom 10'11" x 10'6"

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Foyer 4'11" x 5'6"

Bedroom 12'3" x 9'3"

Living room 17'2" x 11'8"

Other 10'6" x 5'0"

Full bathroom 7'5" x 5'0"

Kitchen 8'5" x 8'11"

Dining room 6'0" x 8'10"

Listing Presented By:



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