



1402/4 Inkar Road Kelowna British Columbia

\$2,499,900

The Capri-Landmark neighbourhood in Kelowna, BC, stands at the crossroads of opportunity & transformation. Nestled between Gordon Drive, Spall Road, Highway 97 & Springfield Road, this area is not only a major employment hub but also a canvas for visionary development. The comprehensive blueprint for the Capri-Landmark Urban Centre Plan includes: 1. Strategic Redevelopment: The plan outlines precise guidelines, including the placement of parks, public spaces & development standards. It's a roadmap for creating a vibrant, sustainable urban centre. 2. Community Participation: Local residents, landowners & community groups actively contributed to shaping this vision. Their insights ensured that the plan reflects the aspirations of those who call Capri-Landmark home. 3. High-Density Living: Capri-Landmark is poised to evolve from predominantly single-family residences to a high-density housing hub. Imagine modern apartments, bustling commercial spaces & improved transportation networks converging in one dynamic locale. 4. Parks & Amenities: The plan calls for new parks, expanded sidewalks, & even a public plaza. Developers keen on shaping Kelowna's future recognize the immense potential here. BC Assessment Value for 1402 Inkar Rd: \$1,772,000; for 1404 Inkar: \$1,291,000. Total is \$3,063,000, list price is under assessed value. We have a quote available from Vision 1 Steel Corporation for construction costs of \$164 per sq ft. Just ask for it! (id:6769)

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|-----------------------|---|
| Kitchen 10' x 10' | 4pc Bathroom Measurements not available |
| Dining room 10' x 10' | Living room 10' x 10' |
| Living room 10' x 10' | Kitchen 10' x 10' |
| Full bathroom 5' x 7' | Dining room 10' x 10' |
| Bedroom 10' x 10' | Other 10' x 10' |
| Bedroom 10' x 10' | Other 10' x 10' |

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|-------------------------------|-----------------------|
| Primary Bedroom 10' x 10' | Dining room 10' x 10' |
| Full ensuite bathroom 5' x 7' | Living room 10' x 10' |
| Bedroom 10' x 10' | Kitchen 10' x 10' |
| Bedroom 10' x 10' | Living room 10' x 10' |

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