



# 163 Cariboo Road Kelowna British Columbia

\$1,699,999

THIS IS TRULY A RARE FIND OPPORTUNITY! DEVELOPMENT PROPERTY IN A QUIET AND ONE OF THE MOST DESIRABLE AREAS, IN NORTH GLENMORE .38 ACRES. THE PLANS FOR 19 UNITS READY TO SUBMIT ON TWO PROPERTIES WITH INCLUDING 157 CARIBOO RD PROPERTY. INVESTOR/DEVELOPER ALERT! Centrally located IN NORTH GLENMORE MF1 ZONING, within minutes to SCHOOL shopping, and downtown. FIVE BEDROOM PLUS DEN AND THREE BATHROOM (TWO BEDROOM LEGAL SUITE) HOME OFFERS SUPER PRIVATE BACKYARD WITH LOVELY DECHS FOR BOTH UNITS, RENTED TO A GREAT TENANTS FOR \$4700/M. LARGE SIZE SINGLE GARAGE PLUS CARPORT AND LOTS OF EXTRA PARKING. DO NOT GO ON THE PROPERTY WITHOUT APPOINTMENT OR PERMISSION. (id:6769)

3pc Bathroom 8'0" x 8'0"  
 Bedroom 12'0" x 8'0"  
 Bedroom 12'0" x 10'0"  
 Kitchen 9'0" x 8'6"  
 Dining room 8'0" x 8'0"  
 Living room 13'0" x 12'0"  
 3pc Bathroom 7'0" x 5'0"  
 Laundry room 12'0" x 9'0"  
 Den 11'0" x 8'0"

Bedroom 13'0" x 12'0"  
 Recreation room 16'0" x 14'0"  
 4pc Bathroom 10'0" x 5'0"  
 Bedroom 11'0" x 11'0"  
 Primary Bedroom 13'0" x 10'0"  
 Kitchen 13'0" x 11'4"  
 Dining room 12'0" x 9'0"  
 Living room 16'0" x 12'6"

Listing Presented By:



Originally Listed by:  
 Sage Executive Group Real Estate

<http://www.kararosart.com/>

**RE/MAX Kelowna**

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