

# 2178 Pandosy Street Kelowna British Columbia

$1,575,000

Prime location by Kelowna General Hospital & in the desirable South Pandosy neighborhood, this updated 1900's character home offers over 4500sf of finished space & a generous sized lot at 0.21 acres. Excellent move-in ready home with multiple other potential uses under MF4 zoning, such as an office, health services, home-based business, or redevelopment and densification potential up to 6 stories under zoning by-law. On the main level you will find a spacious living room with fireplace, dining room, large bedroom, office (which could serve as another BR), a lovely kitchen with island & a butler's pantry surrounded by ample natural light. The second level contains a large primary bedroom with ensuite, 2 additional bedrooms - one with a deck and another a full bathroom. The updated basement has a renovated kitchen, 2 bedrooms, a large rec room & additional storage/living space making a move-in ready granny/in-law suite available or which could be turned into a separate two-bedroom suite with own entrance if desired. The home has been updated to current standards as far as heating, electrical and plumbing but has maintained its heritage feel. Known as Annie Stirling House, winner of the 2008 Heritage Award, this home is in the Kelowna Heritage Register meaning some grants and preservation incentives may be possible, but still able to redevelop if desired. Buyer due-diligence on this front may be required if the plan is to redevelop or further densify the site or change of use (id:6769)

Bedroom 14'9'' x 13'4''
Storage 7'0'' x 6'4''
4pc Bathroom 15'4'' x 7'2''
Bedroom 17'8'' x 15'4''
3pc Ensuite bath 8'3'' x 13'4''
Primary Bedroom 19'5'' x 19'3''
Laundry room 6'2'' x 6'8''
Bedroom 10'0'' x 11'3''
3pc Bathroom 5'6'' x 11'11''
Utility room 8'6'' x 6'7''
Kitchen 22'11'' x 15'9''
Other 6'11'' x 7'0''
3pc Ensuite bath 13'3'' x 7'5''
Bedroom 11'8'' x 10'11''

Listing Presented By:



Originally Listed by:
FaithWilson Christies International Real Estate

http://taylormcfadyen.com/

RE/MAX Kelowna

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Den 12'11'' x 11'11''

Recreation room 16'9'' x 14'6''

Bedroom 9'6'' x 18'10''

Office 12'11'' x 12'9''

Kitchen 14'7'' x 13'3''

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