



ments) named above with respect to  
 the chart named herein, for planning  
 measurements and may differ from Land  
 or corners.  
 of decimals thereof.  
 registered.



# 2640 Boucherie Road West Kelowna British Columbia

\$499,900

INCREDIBLE OPPORTUNITY in the heart of West Kelowna's Wine Belt, Lakeview Heights! The City of West Kelowna has fully approved and adopted the new BC Regulation, permitting R1 zoning for duplexes with secondary suites. This easy buildable lot offers a wide frontage and allows for site coverage of up to 50% and buildings up to 3 stories. Construct a duplex or a single-family home each with a suite to suit your needs. Located near top-class wineries and wine trails, this remarkable property is a short distance drive from downtown Kelowna and close to beaches, schools, and shopping. Enjoy the flexibility of no builder restrictions, customizable building guidelines, and no time constraints, allowing you to build at your own pace. While this information is believed to be reliable, buyers are advised to conduct their own research to ensure zoning compliance and determine allowable construction on the lots. Don't miss this chance to create your dream home in a prime location! Conditional upon final subdivision. GST to be paid by Buyer. (id:6769)

Listing Presented By:



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 Royal LePage Kelowna

**RE/MAX Kelowna**  
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