



# 270 Ponto Road Kelowna British Columbia

\$1,550,000

Excellent development, investment or holding property. Potential land assembly of 3 lots for a total of 0.54 Acres 205.80 x 112.53 with great access from 3 roads (Ponto, Asher & McDonald) and a back laneway make for great development opportunities in Rutland's Urban Center UC4 zoning. This 0.18 acres 68.60 x 112.53 property with front and back lane access is zoned for up to 4 story development with 1.6 FAR with permitted uses including apartment style housing, townhomes and stacked townhouses, major child care center. This 4 bedroom, well maintained home comes with a detached 23 x 23 garage / shop, and fully fenced yard. Convenient location close to schools, parks and shopping. (id:6769)

- Other 6'4" x 11'5"
- 3pc Ensuite bath 10'4" x 6'4"
- 3pc Bathroom 8'2" x 4'11"
- Bedroom 10' x 9'10"
- Bedroom 10' x 9'10"
- Primary Bedroom 15'8" x 13'4"
- Recreation room 17'8" x 19'2"
- Bedroom 13'3" x 9'6"

- Storage 2'11" x 5'1"
- Laundry room 13'9" x 9'10"
- Kitchen 9'7" x 19'5"
- Mud room 7'5" x 11'2"
- Living room 9'11" x 13'4"
- 2pc Bathroom 5' x 7'2"
- Den 9'8" x 11'7"

Listing Presented By:



Originally Listed by:  
Sage Executive Group Real Estate

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

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