



## 365 Clifton Road Kelowna British Columbia

\$999,000

Knox Mountain Fixer-Upper: 1.16 Acres of Pure Potential!! Stop looking for the perfect home and build it. This is a rare, high-equity opportunity to strip back and reimagine a 4-bedroom, 1.5-bathroom residence on a massive 1.16-acre lot. Located in one of Kelowna's premier pockets--nestled between Magic Estates and Wilden--this is the ultimate canvas for a contractor or visionary homeowner ready to trade elbow grease for a custom hillside estate. The Location: Nature as Your Backyard! You cannot overstate this setting. Backing directly onto Knox Mountain Park and just steps from Blair Pond, your backyard is a gateway to world-class hiking, pickleball, and tennis. It's the perfect blend of rugged privacy and city convenience. The Opportunity: Renovate, Build, or Subdivide! The Bones: An existing home with a detached shop, perfect for storing tools and materials while you renovate! The Land: The building site is already cleared to the slope, offering a generous, usable footprint for massive decks, gardens, or a pool. The Upside: The property is currently rented (income while you permit!) and the City has conditionally approved a Preliminary Layout Review (PLR) for subdivision. The Logistics: Power, gas, and sewer are all available at the frontage. Whether you're looking to flip, subdivide, or create a private mountain retreat, the bones are here! (id:6769)

Foyer 10'0" x 6'0"

Primary Bedroom 17'10" x 13'5"

Living room 11'0" x 16'7"

Laundry room 7'3" x 5'9"

Kitchen 11'10" x 13'4"

Family room 14'9" x 19'0"

Other 9'3" x 5'5"

Bedroom 11'4" x 12'9"

Bedroom 9'8" x 11'0"

4pc Bathroom 7'3" x 8'1"

2pc Ensuite bath 6'0" x 2'9"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

**RE/MAX Kelowna**

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