



## 4615 Fordham Road Kelowna British Columbia

\$585,000

Rare Opportunity to Build in Lower Mission! This flat 0.17-acre lot is a fantastic find in a peaceful, family-oriented neighbourhood, offering an ideal setting for your custom home. Fully serviced with water, sewer, electrical, and natural gas, the property is development-ready--saving you valuable time and upfront costs. The level grade is perfectly suited for a full basement design and offers excellent flexibility for future landscaping or outdoor living concepts. Enjoy the lifestyle perks of being close to Okanagan Lake, wineries, golf courses, schools and the H2O/MNP aquatic and recreation centre. Zoned RU4 - Duplex Housing (previously RU6 under the former zoning bylaw), this property supports two-dwelling housing forms and compatible secondary uses, providing flexibility for a future suite or multi-generational living arrangement. Buyers are encouraged to confirm specific permitted uses with the City of Kelowna. You may build with your preferred builder or bring forward a custom design that aligns with the neighbourhood's architectural guidelines. The seller also has two pre-designed home plans available--ranging from four to six bedrooms with optional basement suites--offering excellent starting points for your vision. Road frontage fees are already included in the price, creating additional savings. Don't miss this exceptional opportunity to build your dream home in one of the Lower Mission's most desirable locations. Contact us today to learn more! (id:6769)

Listing Presented By:



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**RE/MAX Kelowna**

100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
dallas@remaxkelowna.com

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