



## 465 Donhauser Road Kelowna British Columbia

\$948,900

Renovated in 2022, This 5 bedroom, 2 bathroom home is situated on a 0.18 acre lot (7840 sqft). Conveniently located in PRIME DEVELOPMENT NEIGHBOURHOOD in Rutland within close proximity to schools, transit, etc. This property features a detached heated garage/workshop with access through the back alley and a 3 bed, 1 bath in-law suite with a separate entrance and laundry. Upgrades include new kitchens upstairs and downstairs, flooring, paint, furnace, A/C, HWT, and gutters. The roof was replaced in 2017. The oversized yard is an ideal green space with a covered sundeck. Zoning UC4 allows for 4-6 storey multi-family residential with bonuses up to 2.4 FAR. Ideal for condos or stacked/row townhome development. The development potential is endless as the neighbouring properties are also available (id:6769)

Bedroom 11'0" x 9'6"  
 Bedroom 12'0" x 11'6"  
 Bedroom 12'0" x 9'0"  
 Full bathroom 7'0" x 5'0"  
 Kitchen 13'0" x 11'6"  
 Family room 11'0" x 12'0"

Workshop 24'0" x 28'0"  
 Bedroom 10'0" x 12'0"  
 Primary Bedroom 13'0" x 10'0"  
 Full bathroom 9'0" x 7'0"  
 Kitchen 10'0" x 12'0"  
 Living room 12'0" x 20'0"

Listing Presented By:



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 Oakwyn Realty Okanagan

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

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