



# 525 Leathead Road Kelowna British Columbia

\$948,000

Priced BELOW ASSESSMENT VALUE!! Attention Buyers, Investors, and Developers: Discover this well-maintained, income-producing home that offers multiple opportunities. Live in it, rent it out for high income, or redevelop it with land assembly potential in the Rutland Urban Center-UC4 Zoning! Enjoy breathtaking mountain views from this dream home situated on a generous 0.21-acre lot, offering abundant potential for future development. With approximately 9,147sqft lot (70x142) or you can either redevelop this single lot or consider assembling adjacent lots for a larger-scale project. Ideal for student housing or lucrative rental income, this property is strategically located to capitalize on future growth while awaiting land assembly. This well-appointed 7-bedroom, 3-bathroom home features updates throughout, including efficient in-floor hot water heating and premium air conditioning. The property also offers a separate entrance for the 3-bedroom unit, making it perfect for multi-family living or rental purposes. The spacious, fully fenced yard provides ample parking space for a boat, RV, and more, enhancing its appeal. Furnishings can be included for a turnkey investment. Conveniently located just minutes away from parks, schools, shopping, and recreational facilities, this home offers a perfect blend of comfort and potential. Don't miss the chance to secure a place in this burgeoning development landscape, with the added bonus of a potential land assembly opportunity. (id:6769)

Listing Presented By:



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3pc Bathroom 8'6" x 4'

Bedroom 13'5" x 9'3"

3pc Bathroom 6'4" x 7'8"

Bedroom 10'4" x 13'5"

Living room 15'6" x 11'3"

Dining room 16'1" x 11'3"

Kitchen 12' x 11'1"

Games room 16'4" x 11'5"

Foyer 7' x 6'

Bedroom 19'3" x 11'3"

Bedroom 13'8" x 16'3"

Other 7'7" x 11'5"

Storage 8'5" x 10'8"

Bedroom 16'5" x 9'5"

Laundry room 5'7" x 3'9"

3pc Bathroom 8'9" x 7'4"

Primary Bedroom 12'8" x 12'9"

Kitchen 14'1" x 10'1"

Living room 15' x 9'

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