



# 800 Montigny Road West Kelowna British Columbia

\$1,399,000

For more information, please click on Brochure button below. Prime Location Near West Kelowna's Wine Trail Steps from the wine trail, provincial park, lake, restaurants, and grocery stores, this expansive 1639 sqm (.405 acre) lot offers a rare opportunity for living, investment, or development. With separate services at the property line, it's primed for subdivision or potential larger development. Situated on a corner lot with access from Thacker Dr and Montigny Rd, the flat terrain simplifies construction, offering unparalleled development versatility. The main floor features two spacious bedrooms, two baths, cozy fireplaces in the living room and master bedroom, and a large deck with lake and valley views. A walkout basement unauthorized suite with separate patio, entrance, and laundry is currently rented. A Preliminary Land Review (PLR) from the City of West Kelowna indicates potential for subdividing into three lots or two duplexes, aligning with incentives to increase housing density near transit routes. This property is a prime opportunity in the burgeoning Lakeview Heights, West Kelowna market! (id:6769)

- Utility room 14'2" x 19'7"
- Laundry room 11'0" x 13'0"
- Recreation room 11'5" x 18'5"
- Other 8'4" x 7'0"
- Other 22'5" x 23'4"
- Bedroom 11'5" x 11'7"
- 4pc Bathroom 8'2" x 7'6"
- 4pc Ensuite bath 19'0" x 19'4"

- Primary Bedroom 13'11" x 16'4"
- Kitchen 11'0" x 16'9"
- Dining room 11'7" x 20'6"
- Living room 26'8" x 11'6"
- Kitchen 9'5" x 8'0"
- Full bathroom 6'9" x 7'7"
- Bedroom 10'10" x 13'2"
- Primary Bedroom 25'4" x 10'0"

Listing Presented By:



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**RE/MAX Kelowna**

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