



## 1038 Fairview Road Oliver British Columbia

\$649,000

Interested in a property and home with loads of potential?! Bring your sweat-equity and ideas to this property as it would make a fantastic home and then when you're done and ready to move on - D.E.V.E.L.O.P.M.E.N.T This 2-4 bedroom/2 bathroom Rancher is definitely worth checking out! This property comes with a POOL, outdoor patio areas, large detached 54' x 32' shop (i.e. a garage, hang-out area, storage area, chicken coop), plenty of room for gardening, baseball or anything you can think of...it's all just waiting for your creativity! This huge 0.59 acre lot currently is zoned RS1, but as of June 2024, the provincial government re-zones it to LR (Low Density Residential = 4 units). BUT wait, it gets even better... for example: With an OCP amendment, this could be rezoned for development to accommodate up to 8-9 ground orientated townhomes. This fantastic opportunity is on the main road in Oliver, walking distance to South Okanagan Secondary School & Oliver Elementary School. Amenities, orchards and mountains all close by. New to Oliver? Check us out at: <https://www.oliver.ca> All measurements are approximate. (id:6769)

Bedroom 11'3" x 9'2"

3pc Bathroom 4'10" x 7'5"

Primary Bedroom 11'5" x 14'2"

3pc Bathroom 7'2" x 9'3"

Den 13'5" x 14'

Family room 14'8" x 19'2"

Office 9'6" x 13'5"

Living room 11'4" x 18'6"

Dining room 15'4" x 9'

Kitchen 21'8" x 12'5"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.kelownahomeseller.ca/>



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