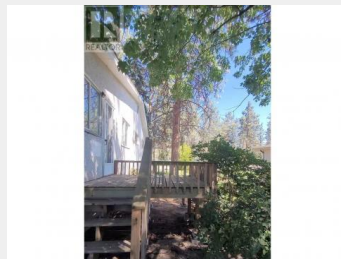
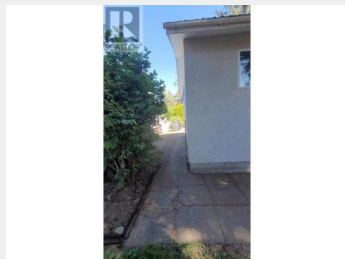
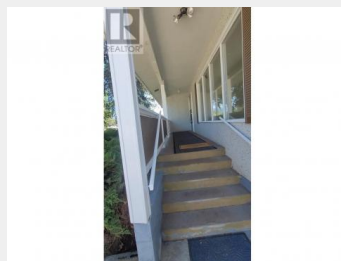
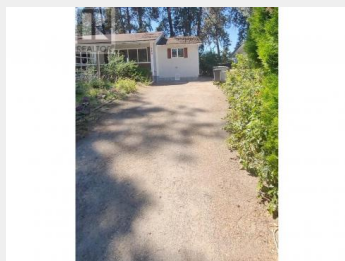




## 240 Pemberton Road Kelowna British Columbia

\$1,799,888

- Utility room
- Recreation room
- Storage
- Laundry room
- Bedroom
- Games room
- Den
- Partial bathroom
- Bedroom
- 3pc Bathroom
- Bedroom
- 4pc Ensuite bath
- Primary Bedroom
- Dining room
- Kitchen
- Living room
- Foyer



PRIME LOCATION "DEVLEOPMENT OPPORTUNITY" This home comes with 4 bed + den/office with 3 washrooms on the main floor and an extra large basement rec room for more space, and a den/office/bedroom with a large window and a closet. The total living space is 2250 sqft, and the driveway has space for two/three motorhomes or four parking spots. This home offers two decks; one along the kitchen and the other attached to the primary bedroom for a potential rental suite. It is walking distance to markets, transit, three-level schools, and a 20 20-minute bus ride to UBCO or Okanagan college. It fronts onto Cambie road and backs onto a lane. and overlooks a beautiful park. Prime Transit Oriented Area property consolidation of 5 properties: (215-225 Cambie Rd and 210-230-240 Pemberton Rd). mandated by the new Provincial Legislation with UC-Urban within the Core Area, zoning of 2.5 FAR allows 6-story construction. (id:6769)

### Dan Singla

on behalf of:  
Sage Executive Group Real Estate

