



## 240 Pemberton Road Kelowna British Columbia

\$1,799,888

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)

Utility room 4'7" x 6'0"

Recreation room 16'1" x 9'10"

Storage ' x '

Laundry room 16'10" x 9'6"

Bedroom 18'6" x 8'10"

Games room 24'3" x 13'6"

Den 11'5" x 6'8"

Partial bathroom Measurements not available

Bedroom 10'7" x 11'4"

3pc Bathroom 7'4" x 6'2"

Bedroom 10'10" x 10'0"

4pc Ensuite bath 10'6" x 4'11"

Primary Bedroom 17'8" x 13'4"

Dining room 10'3" x 8'10"

Kitchen 10'3" x 8'9"

Living room 15'1" x 14'1"

Foyer ' x '

Listing Presented By:



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Sage Executive Group Real Estate

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



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