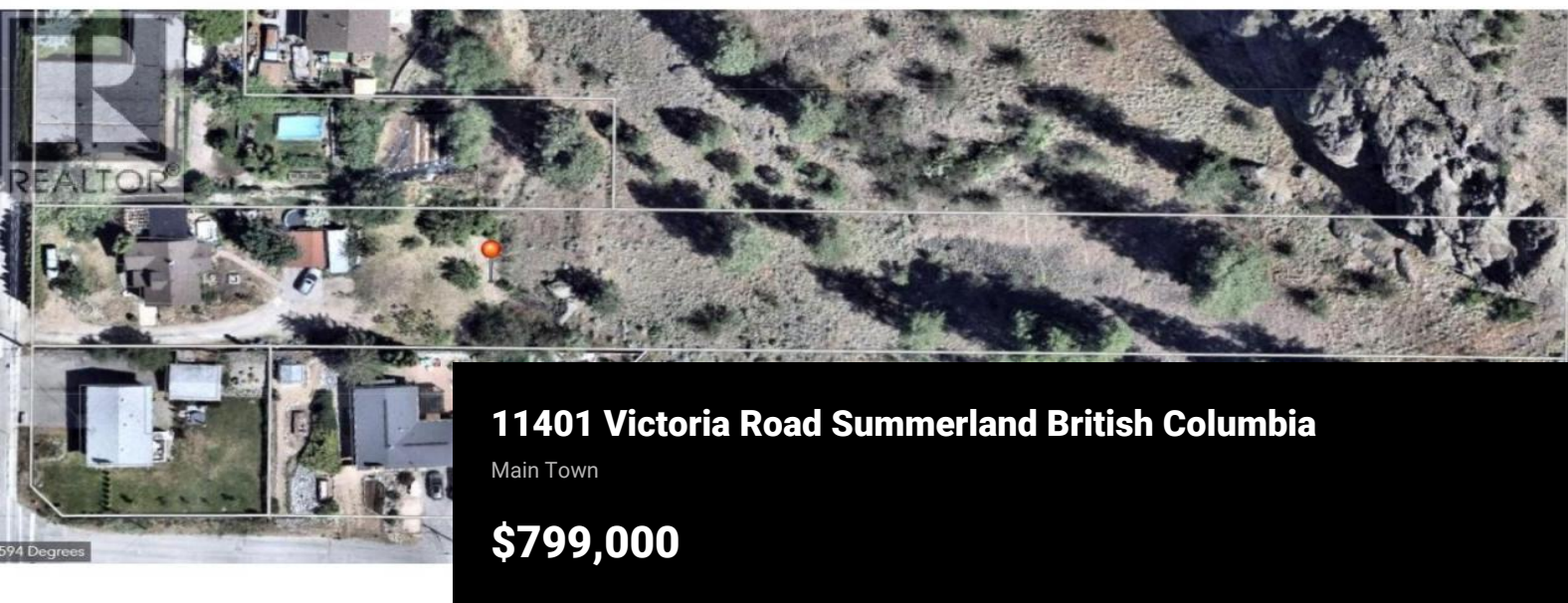




RE/MAX Kelowna
100-1553 Harvey Avenue
Kelowna, BC,
Canada

DEVELOPER / INVESTOR opportunity in the heart of Summerland. This 1.253-acre RU2 zoned property offers excellent subdivision and densification potential. A subdivision (with 30 m panhandle) allows up to 4 units on the new lot, and once subdivided, the original lot can be retained as a holding property with the existing home or developed with up to 4 additional units. The main home offers 2 bedrooms plus loft, 1 bathroom (permit for a second), and a self-contained basement suite with 2 dens, 1 bathroom, and separate laundry. The upper unit is under construction and will need minor items to get it rented. Both units are vacant, with projected rental income of \$3,200 + per month combined - ideal for generating income while subdividing. The home also has newer A/C and furnace, new windows and siding, oversized deck, outdoor kitchen, shower stall, and hot tub. The sloped lot provides a half acre of buildable area, backing onto Giants Head Mountain with stunning valley and mountain views. Conveniently within walking distance to schools, parks, downtown, and amenities, just 5 minutes to Hwy 97, beaches, golf courses, and wineries, 15 minutes to Penticton, 1 hr to Kelowna. Fully serviced with municipal utilities, including completed environmental, hazard, geotechnical reports, and survey. Offered at development value, a rare opportunity to secure a prime property with strong holding...

Kari Pennington

RE/MAX Orchard Country

Phone: (250) 462-7555

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

