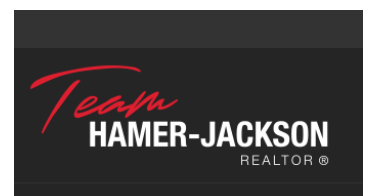


Don't miss this incredible opportunity! This walkout lot with a full daylight basement is part of a brand-new bare-land strata development, offering the chance to build a spacious 3-storey single-family home with a self-contained 2-bedroom suite. The walkout lots allow for a 2-3 storey build, and current concept designs suggest a 3-storey option for the most functional layout, featuring 3 bedrooms + den + 3 bath and a well-designed suite. This is a fantastic opportunity for investors looking to maximize rental income and secure higher financing. A 2-bedroom suite could bring in \$1,800-\$2,000 per month, and mortgage brokers can use the service debt ratio to help increase your allowable loan amount based on rental income. And the location? It's unbeatable! Just a 10-minute walk to Okanagan Lake, directly across from Marshall Fields, and within walking distance to both the elementary and high schools—making it an ideal spot for young families. Plus, with affordable strata fees of only \$22.64 per month, this is a fantastic value! Options to bring your own builder or use ours. (id:6769)

Hank Prebushewski

Coldwell Banker Executives Realty

Phone: (250) 308-4337



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