



## 4615 Fordham Road Kelowna British Columbia

Lower Mission

**\$719,000**



Rare Opportunity to Build in Lower Mission! This flat 0.17-acre lot is a fantastic find in a peaceful, family-oriented neighbourhood, providing the ideal location for your custom home. Fully serviced with water, sewer, electrical and natural gas connections, this lot is development-ready, saving you valuable time and expenses. The level grade is perfect for a full basement design and offers flexibility for creative landscaping. Situated just minutes from some of the area's top schools, including OKM, Anne McClymont, and Dorothea Walker, this lot also benefits from being within walking distance to the newly completed Dehart Park. Enjoy the lifestyle perks of being close to Okanagan Lake, wineries, golf courses, and the H2O/MNP aquatic and recreation centre. Zoned RU6, this property allows for a legal suite, offering added flexibility and potential for extra income. Buyers have the freedom to work with their preferred builder or create a custom design that meets the architectural guidelines for the area. Additionally, the seller has two pre-designed home plans available, offering layouts with four to six bedrooms and optional basement suites. DCC and road frontage fees are included in the price, ensuring significant savings for the buyer. Don't miss this incredible opportunity to build your dream home in one of Lower Mission's most sought-after locations. Contact us today to l...



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