



# 1220 Glenmore Drive Kelowna British Columbia

\$1,149,900

LAND ASSEMBLY OPPORTUNITY on a TRANSIT CORRIDOR An exceptional opportunity awaits with this prime land assembly on a transit corridor, encompassing a total of 0.38 acres. This package includes a well-maintained single-family home situated at 1220 Glenmore on 0.208 acres, offering immense potential as a holding property. The single-family home boasts a generous 2457 sq. ft. of living space. The upper level has been tastefully updated, comprising of 2 bedrooms and 1-1/2 baths. A spacious laundry room doubles as an office, adding to the home's versatility and functionality. The suite is above ground, with plenty of natural light, and exudes a sense of spaciousness. Additional amenities include a detached garage, double carport, and ample parking, including space for RV parking. Location Highlights include convenient access to prominent landmarks such as UBCO, the Landmark District, Orchard Park, downtown Kelowna & it's right across the road from Kelowna Golf & Country Club. Future Potential: City staff has expressed support for rezoning the property to accommodate increased density and the current OCP zone is C-NHD (Core Neighbourhood). Don't miss out on this remarkable opportunity! Contact your preferred realtor today for further details and to seize this promising investment prospect. (id:6769)

Other 22'1" x 16'5"

Other 6'11" x 4'4"

3pc Bathroom 10' x 7'7"

2pc Ensuite bath 4'10" x 2'5"

Bedroom 11'8" x 9'7"

Primary Bedroom 10'1" x 10'10"

Foyer 8'3" x 11'8"

Dining room 10'2" x 11'8"

Laundry room 10'5" x 12'2"

Kitchen 13'4" x 11'5"

Pantry 3'10" x 2'11"

Laundry room 8'10" x 6'1"

Full bathroom 5'3" x 5'4"

Living room 14'5" x 11'8"

Full bathroom 8'7" x 7'6"

Bedroom 9'3" x 10'7"

Bedroom 10' x 11'9"

Living room 10' x 11'9"

Listing Presented By:



Originally Listed by:  
Stilhavn Real Estate Services

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[shannonstyles@gmail.com](mailto:shannonstyles@gmail.com)

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademark Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Living room 16'7" x 13'6"