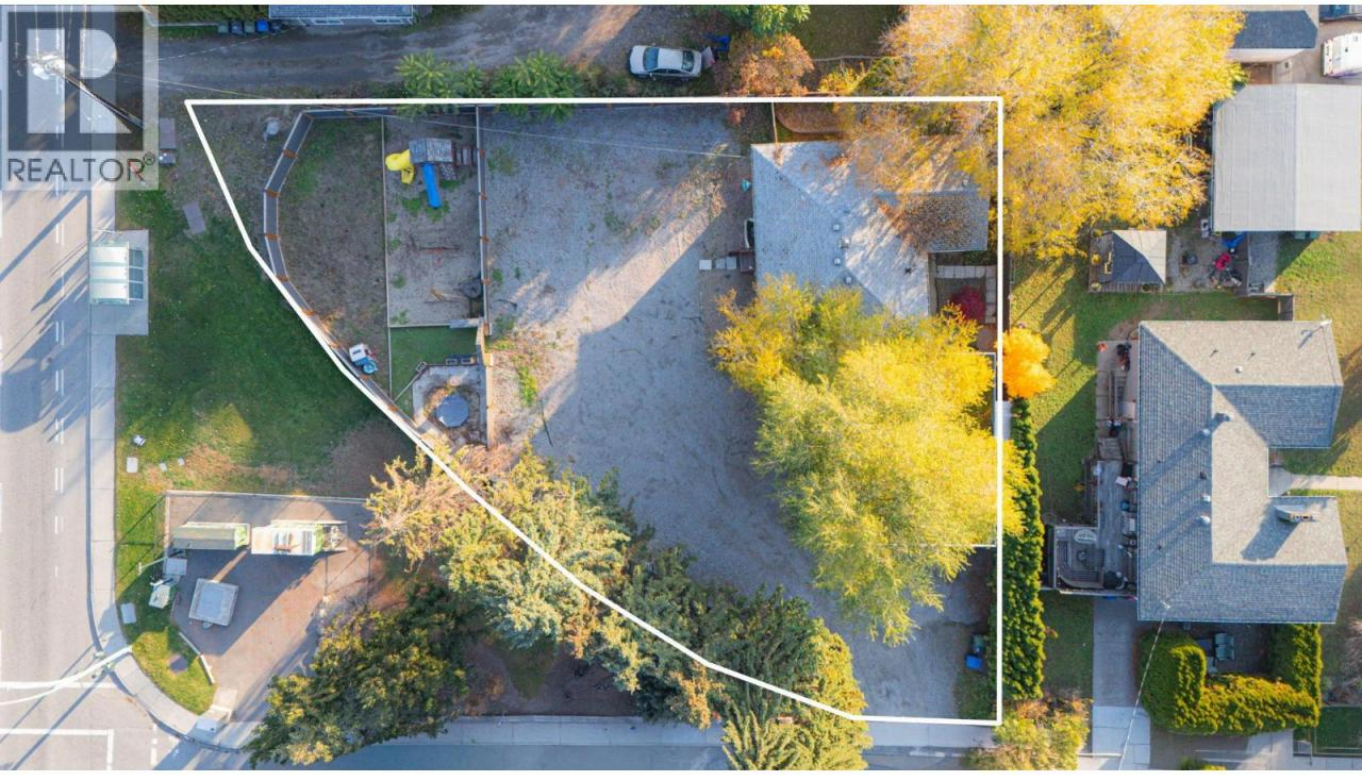


# 1195 Raymer Avenue Kelowna British Columbia

$989,000

Corner exposure, UC5 zoning and 0.31 acres in a convenient central Kelowna location. Situated at Gordon Drive and Raymer Avenue, this property offers an opportunity for buyers looking to explore development now or hold for the future. UC5 zoning provides for consideration of up to six storeys, with the potential to reach eight storeys and achieve additional floor area ratio (FAR) through the City's Affordable Housing Bonus program, subject to eligibility and City approval. Walking distance to Okanagan College and Kelowna Secondary School, with a transit stop directly in front on Gordon, the location supports convenient access for future residents or businesses. The existing home is very well kept and benefits from updates to some key systems, providing functional living space for an owner or tenants during the planning stage. A detached garage/workshop (33' L x 22' W x 10' H) adds to its everyday usefulness. Explore the possibilities this corner site has to offer. All measurements are approximate. Information is from sources believed to be reliable but should be independently verified by buyers and their advisors, including zoning, development potential and bonus program eligibility. (id:6769)

Utility room 10'9'' x 4'9''
Recreation room 21'9'' x 11'8''
Laundry room 11'3'' x 10'9''
Bedroom 10'3'' x 15'1''
Bedroom 12'8'' x 9'9''
3pc Bathroom 8'9'' x 4'6''

Living room 15'4'' x 13'5''
Kitchen 11'5'' x 16'8''
Dining room 11'4'' x 7'10''
Bedroom 11'4'' x 10'4''
Primary Bedroom 11'4'' x 10'4''
4pc Bathroom 6'5'' x 7'3''

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

http://robmitchell.royallepage.ca/

stilhavn
REAL ESTATE SERVICES

**Stilhavn Real Estate Services Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

Phone: (250) 878-3877
Shannon@MarkAndShannon.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 trademarks MLS®, 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.