



# 1225 Mountain Avenue Kelowna British Columbia

\$2,200,000

Approx. 1.275 acres or 55,608 SF residential property identified as being within the OCP 2040 Core Area by the City of Kelowna. Currently zoned MF1 - Infill Housing, with room for densification on lot. Central location in a well-established residential neighbourhood. Potential holding income from the existing 5-bedroom & 3-bathroom single-family home until the property is ready for redevelopment. It is currently stated in the zoning bylaws, that the purpose of MF1 zoning is to provide a zone for infill development within the core area of the City (which the subject property is limiting development to 6 ground-oriented residential units or less. A potential for bare land stratification could allow for more units. (id:6769)

Den 11'9" x 9'3"

Primary Bedroom 14'9" x 12'4"

Kitchen 12'4" x 11'1"

Dining room 14'4" x 15'6"

Bedroom 11'9" x 8'9"

4pc Bathroom 11'9" x 6'10"

Living room 22'4" x 17'6"

Family room 10'1" x 9'4"

Bedroom 13'8" x 9'7"

Gym 11'2" x 9'7"

Recreation room 33'9" x 17'1"

2pc Ensuite bath 5'4" x 9'

Full bathroom 11'2" x 5'6"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<https://www.commercialbc.com/>

**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.