



## 1272 St Clare Court Kelowna British Columbia

\$698,000

1272 St. Clare Court offers incredible potential in a quiet cul-de-sac setting on a generous 0.24-acre flat lot. This FIXER UPPER ALERT - \$85,000 UNDER ASSESSED VALUE is an excellent opportunity for investors, renovators, or buyers ready to create their dream home with room to grow. Bring your ideas and unlock the full potential of this property, with plenty of space to add a pool, RV parking, and ample additional parking for guests, recreational vehicles, or multiple cars. The main level features 3 bedrooms and 2 full bathrooms with a functional layout ready for your personal vision and updates. Downstairs, the lower level includes 1 bedroom, 1 full bathroom, a large family room, and a separate entrance, offering excellent potential to create a 2-bedroom suite for mortgage help, extended family living, or added investment value. A single-car garage adds convenience and extra storage. Ideally located just one block from transit access to Bus Route 14 and close to Black Mountain Golf Club, schools, University of British Columbia Okanagan, and Kelowna International Airport, this property combines location, lot size, and future potential in one exciting opportunity. Easy to view and vacant, offers received starting May 21. (id:6769)

Utility room 6'1" x 12'

Family room 23'6" x 26'1"

Laundry room 11'2" x 13'10"

Full bathroom 4'9" x 6'6"

Bedroom 12' x 13'10"

Full bathroom 9'1" x 13'7"

Bedroom 10'1" x 9'11"

Bedroom 11'4" x 9'11"

Full ensuite bathroom 4'11" x 4'8"

Primary Bedroom 14'3" x 14'5"

Dining room 8'8" x 13'4"

Kitchen 11'1" x 10'

Living room 17'11" x 26'1"

Listing Presented By:



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Royal LePage Kelowna

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