



## 1319 Belaire Avenue Kelowna British Columbia

\$819,900

Beautiful home is only 9 years old and features 2 beds, 2 baths on the main floor, plus a gorgeous, spacious fully self-contained 1 bedroom basement suite with separate laundry. Quality upgrades throughout both suites and the backyard is an outdoor oasis featuring an above-ground pool, multiple decks and complete privacy. There's excellent storage space with a detached shed, plus a functional work-shop. Electrical point is roughed in for an EV charger. This is an incredible investment property with UC2 zoning. Official Community Plan has a 12-story height designation and a UC2 Capri Landmark Zoning Bylaw with a base 3.3 FAR. See Zoning Bylaw Section 14.14. High Density, Growing Urban Residential Area with multiple transit routes, high walking and biking scores, nearby retail, businesses, services, shopping, schools, amenities and more. UC2 zoning supports a variety of mixed-use development opportunities including retail, office and residential. Belaire/Pridham Avenue is currently active with new developments reshaping the much-anticipated form, function and residential growth in this vibrant urban center neighborhood. This is a wonderful home or rental property in the heart of the city. (id:6769)

Utility room 8'2" x 7'1"

Bedroom 11'3" x 8'6"

4pc Bathroom 10'8" x 6'

Family room 23'7" x 13'1"

Gym 7'2" x 15'11"

Storage 24'3" x 8'9"

3pc Bathroom 4'5" x 8'9"

Bedroom 9'11" x 11'4"

4pc Ensuite bath 7'7" x 6'0"

Primary Bedroom 11'4" x 11'2"

Living room 12'9" x 13'8"

Kitchen 11'3" x 13'8"

Kitchen 11'4" x 16'9"

Listing Presented By:



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RE/MAX Kelowna

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