



## 200 Dundas Road Kelowna British Columbia

\$1,099,000

Welcome to 200 Dundas – a prime development opportunity in the heart of Rutland. This 0.30-acre property, zoned MF1 (Multifamily 1), offers a unique chance to own and rezone for up to 6 units of in-fill housing. The potential for higher density increases if combined with neighboring lots, and recent provincial zoning changes may allow for an even higher Floor Space Ratio (FSR). For detailed zoning and development possibilities, please consult the Kelowna Planning Department. The property currently features a newly painted 2,300 sq. ft. home with 5 bedrooms and 2 bathrooms. The lower level includes a bright and spacious legal suite, ideal for extended family or rental income. A separate guest bedroom with exterior access is perfect for a home-based business, office, or visitors. The outdoor space is equally impressive, with a 40 by 20 in-ground gas-heated pool (unused by current sellers), a large deck, a garden, a tandem-style garage, and ample parking. This well-located property is just minutes away from schools, shopping, transit, the Mission Creek Greenway, the airport, UBC, and a wide array of amenities. (id:6769)

Primary Bedroom 11'1" x 13'0"  
 Living room 13'3" x 14'10"  
 Kitchen 9'8" x 12'7"  
 Dining room 10'3" x 8'9"  
 Bedroom 9'7" x 9'11"  
 4pc Bathroom 8'9" x 4'11"  
 Utility room 3'3" x 5'7"  
 Recreation room 11'1" x 14'0"

Mud room 8'5" x 11'4"  
 Kitchen 11'8" x 9'8"  
 Workshop 33'8" x 11'4"  
 Bedroom 11'4" x 13'3"  
 Bedroom 10'8" x 12'5"  
 Bedroom 11'0" x 9'2"  
 Full bathroom 7'7" x 5'1"

Listing Presented By:



Originally Listed by:  
 Century 21 Assurance Realty Ltd

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 REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
 Okanagan**

#100 - 3200 Richter Street,  
 Kelowna, BC,

Phone: (250) 878-3877  
 Shannon@MarkAndShannon.com

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