



2175 Abbott Street Kelowna British Columbia

\$2,700,000

Luxury Home & Prime Development Land Assembly. Discover the perfect blend of luxury living and unmatched development potential with this stunning home on the highly sought-after Abbott Street. Renovated in 2016, this residence boasts all-new electrical, plumbing, heating, insulation, drywall, and flooring. The open-concept design maximizes natural light and space, while the chef's kitchen is outfitted with top-of-the-line appliances, custom cabinetry, and premium finishes. Every detail, from doors and hardware to fixtures and lighting, has been thoughtfully upgraded for a sophisticated living experience. Step outside to your private oasis, featuring a fully automated cement pool and hot tub, and a covered deck with a fire pit area. The property also includes a heated, oversized double garage and 3 additional parking spots. The land assembly component would envelope all 3 lots; 2165 Abbott St., 2175 Abbott St. and 2185 Abbott St. offering an extraordinary development opportunity (Total Price: \$7,298,000). Zoned MF4 (FAR 2.5) this rare land assembly presents the potential for multi-family units that take full advantage of the breathtaking views and the highly desirable location. Situated just steps from coffee shops, the vibrant Pandosy District, the hospital, and a wealth of amenities, this one of a kind parcel is perfect for a transformative project in a sought after location! Endless Opportunities!! (id:6769)

Full bathroom Measurements not available

Bedroom 13'1" x 16'7"

Bedroom 13' x 11'11"

Bedroom 14'10" x 12'1"

Laundry room 4' x 5'

Partial bathroom Measurements not available

Full bathroom 12'8" x 9'6"

Primary Bedroom 14'2" x 16'

Living room 21'1" x 20'8"

Dining room 10'9" x 12'5"

Kitchen 17'10" x 15'8"

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada

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.