



## 2295 Rhondda Court Kelowna British Columbia

\$1,699,000

ATTENTION DEVELOPERS/BUILDERS - RARE Opportunity to purchase a large .298 acre (12,981 SF) CORNER residential lot with REDEVELOPMENT and SUBDIVISION POTENTIAL. Great Opportunity in a highly sought after Lower Mission neighborhood near Guisachan Village. This property is currently zoned MF1 Infill Housing which permits up to 6 ground-oriented residential dwelling units. City of Kelowna preliminary discussions indicate they will consider SUBDIVIDING the property which would enable up to 8 dwellings and support TWO Fourplexes. Buyer to perform their own due diligence regarding a subdivision application. Home being sold "As is Where is" - it has been tenanted for many years and requires some TLC if wanting to continue to use as a rental property during the redevelopment process. 6 bedroom/4 bath, 3100+ sf that has previously generated 5k+/month rent. Desirable neighborhood for professionals, retirees and young families with easy access to transportation and minutes away from Schools, Lake Okanagan beaches, Mission Park shopping, the trendy South Pandosy Village corridor featuring restaurants, pubs and boutique retail stores. (id:6769)

5pc Bathroom 7'7" x 7'9"  
 Bedroom 15'1" x 12'3"  
 Bedroom 13'6" x 12'3"  
 Bedroom 12'4" x 11'11"  
 5pc Ensuite bath 8'11" x 12'2"  
 Primary Bedroom 18'7" x 16'6"  
 Family room 11'4" x 27'11"  
 Partial bathroom 8'9" x 4'7"

3pc Bathroom 12'2" x 5'4"  
 Bedroom 12'3" x 8'8"  
 Laundry room 12'3" x 7'8"  
 Laundry room 7'7" x 7'4"  
 Bedroom 12'3" x 9'4"  
 Kitchen 16'6" x 9'2"  
 Kitchen 22'11" x 12'4"  
 Living room 39'5" x 28'0"

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Listing Presented By:



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