



## 245 Ponto Road Kelowna British Columbia \$750,000

Welcome to Rutland's emerging Urban Centre. This home offers POTENTIAL for future development, but is a good home in the meantime! This 4-bedroom, 2-bath home offers over 2,000 square feet of flexible living space on a fully fenced lot, ideal for families, investors, or those with an eye on future redevelopment.

Upgrades, including a newer furnace, air conditioning, and on-demand hot water, were installed in 2020, providing peace of mind and improved efficiency. This home is LOCATED within an area identified for URBAN GROWTH. The property offers exciting long-term potential with possible permitted uses such as townhouses, stacked townhouses, or apartment housing (buyer to verify with the City). In the meantime, the home functions beautifully as a strong rental or holding property in a growing neighbourhood with increasing demand. A solid home in a STRATEGIC LOCATION, offering both immediate LIVABILITY and compelling upside. (id:6769)

Full bathroom 5'3" x 8'11"

Bedroom 16'4" x 15'8"

Primary Bedroom 16'4" x 17'9"

Storage 3'10" x 11'10"

Recreation room 25'6" x 12'9"

Utility room 12'10" x 23'8"

Storage 9'3" x 11'10"

Bedroom 6'8" x 12'9"

Dining room 13'5" x 9'

Living room 13'5" x 15'10"

Bedroom 12'2" x 14'1"

Mud room 5'7" x 13'1"

Den 12' x 8'

Kitchen 13'5" x 12'3"

4pc Bathroom 8'7" x 6'4"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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