



## 250 Homer Road Kelowna British Columbia

\$1,916,000

DP Approved 33 townhome site sitting on 1.07 acres. Priced at under \$190k a door and ready to build. This land assembly is comprised of 250/270/280 Homer each is .36 acres. This development opportunity is perfect for a builder to craft these 3 bed/2.5 bath townhomes sitting close to 1400 sqft. Covering 6 buildings with gorgeous landscaping being able to bring a community to life. With recent interest rate decreases starting off 2025 this strategic location is 10 minutes from Downtown and the Airport, while being walking distance to major transit on Hwy 33. Plans were made by New Town Architecture Opportunity to bring 33 homes to the market for local families with the government push for more housing to meet this county's needs. Kelowna is one of Canada's fastest growing cities with a thriving economy, world class wineries, beaches and lots of sunshine. Put your name in Kelowna forever with this one of a kind project to develop this soon to be desired community. Info package available. 290 Homer is also listed for sale for \$900k, sitting at .243 acres and has the potential for 6 more townhomes from renderings. This is an excellent opportunity to bring create more units than the approved 33 and potentially have 39 townhomes at this central location. (id:6769)

Loft 13'0" x 17'0"

Living room 24'0" x 13'10"

Dining room 12'11" x 9'8"

Kitchen 12'6" x 9'3"

Full bathroom 5'0" x 12'0"

Bedroom 13'1" x 10'3"

Bedroom 12'9" x 13'1"

Primary Bedroom 11'9" x 14'2"

Listing Presented By:



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Stonehaus Realty (Kelowna)

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**stilhavn**  
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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