



2640 Boucherie Road West Kelowna British Columbia

\$369,900

PRICED OVER \$29,00 BELOW THE NEXT-LOWEST-PRICED LOT IN LAKEVIEW HEIGHTS, this fully serviced, 0.15-acre lot offers an affordable entry into West Kelowna's established Wine Belt. Its 75-foot frontage and R1 zoning create several possibilities: a) build a duplex with secondary suites, providing up to four dwelling units. b) Build a single-family home with additional accommodation. Or c) create an owner-occupied home with income potential. The zoning allows up to 50% site coverage and three storeys, subject to municipal requirements. No builder restrictions or construction deadlines apply. Mission Hill, Grizzli and Quails' Gate wineries sit nearby. Schools, shopping, beaches and downtown Kelowna are minutes away. West Kelowna also permits eligible short-term rentals within principal residences, subject to licensing and municipal requirements. Priced aggressively for a timely sale while leaving room for builders, investors and homeowners to create future value. Buyers should independently confirm zoning, servicing, development possibilities and short-term-rental eligibility. The buyer is responsible for any applicable GST. (id:6769)

Listing Presented By:



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<http://www.yourkelownahomes.com/>

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