



## 270 Ponto Road Kelowna British Columbia

\$1,350,000

Excellent development, investment or holding property. Potential land assembly of 3 lots for a total of 0.54 Acres 205.80 x 112.53 with great access from 3 roads (Ponto, Asher & McDonald) and a back laneway make for great development opportunities in Rutland's Urban Center UC4 zoning. This 0.18 acres 68.60 x 112.53 property with front and back lane access is zoned for up to 6 story development with 1.6 FAR with permitted uses including apartment style housing, townhomes and stacked townhouses, major child care center. This 4 bedroom, well maintained home comes with a detached 23 x 23 garage / shop, and fully fenced yard. Convenient location close to schools, parks and shopping. (id:6769)

Other 6'4" x 11'5"  
3pc Ensuite bath 10'4" x 6'4"  
3pc Bathroom 8'2" x 4'11"  
Bedroom 10' x 9'10"  
Bedroom 10' x 9'10"  
Primary Bedroom 15'8" x 13'4"  
Recreation room 17'8" x 19'2"  
Bedroom 13'3" x 9'6"

Storage 2'11" x 5'1"  
Laundry room 13'9" x 9'10"  
Kitchen 9'7" x 19'5"  
Mud room 7'5" x 11'2"  
Living room 9'11" x 13'4"  
2pc Bathroom 5' x 7'2"  
Den 9'8" x 11'7"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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

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