



## 280 Ponto Road Kelowna British Columbia

\$1,550,000

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 4 story development with 1.6 FAR with permitted uses including apartment style housing, townhomes and stacked townhouses, major child care center. This 3 bedroom, well maintained home comes with an attached 28 x 23 garage / shop, and fully fenced yard. Convenient location close to schools, parks and shopping. (id:6769)

Loft 12'2" x 15'

Primary Bedroom 12'1" x 18'9"

3pc Ensuite bath 7'11" x 11'

3pc Bathroom 7'10" x 7'8"

Bedroom 10' x 11'5"

Bedroom 10' x 11'5"

Foyer 6'5" x 9'9"

Utility room 4'10" x 3'3"

2pc Bathroom 4'9" x 5'1"

Laundry room 6'6" x 16'10"

Kitchen 15'4" x 11'3"

Dining room 15'3" x 12'3"

Den 5'6" x 9'9"

Living room 17'5" x 13'5"

Listing Presented By:



Originally Listed by:  
Sage Executive Group Real Estate

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.