



# 3249 St. Amand Road Kelowna British Columbia

\$1,600,000

PRIME LOT, OPPORTUNITY FOR INVESTORS AND DEVELOPERS! 132 ft Frontage x 112 ft Depth. Flat .34 (14,810 Sq. Ft.) acre lot. City of Kelowna's Future OCP C-NHD (Urban Core Neighbourhood) Currently sitting on this lot is a 2449 Sq Ft home with 5 bedrooms, including a 2 bedroom suite with a separate entrance. Neighboring property also for sale - 3259 St Amand .59 acres - 25700 Sq ft). Please contact City of Kelowna Development Planning Department for development potential. Value is in the land. No access to the house without an accepted offer. **\*\*NOTE\*\*** Adjoining property is also available so if combined, you have a .93 acre LAND ASSEMBLY (3249 St Amand is .34 acre and 3259 St Amand is .59 acre) Both lots are 40,510 Sq Ft with combined list price is \$4,400,000. Assembled site is priced at approx \$109 per Sq Ft in a prime area of Kelowna. (id:6769)

Laundry room ' x '

3pc Bathroom Measurements not available

Den 9'0" x 11'0"

Bedroom 12'0" x 9'9"

Bedroom 12'6" x 10'7"

Kitchen 8'8" x 8'0"

Dining room 13'6" x 5'6"

Family room 18'4" x 13'9"

Laundry room ' x '

5pc Bathroom Measurements not available

Bedroom 10'9" x 9'0"

Bedroom 11'10" x 9'0"

2pc Ensuite bath Measurements not available

Primary Bedroom 13'4" x 12'0"

Kitchen 14'11" x 12'4"

Dining room 8'6" x 8'2"

Living room 20'0" x 13'0"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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