



# 3461 Patsy Road Kelowna British Columbia

\$838,000

If you're looking for a GREAT STARTER HOME, considering buying a RENTAL PROPERTY, or if you're looking for an alternative to a townhome or a condo; this home checks a lot of boxes. In addition it's a huge INVESTMENT/ DEVELOPMENT OPPORTUNITY. Located in LOWER MISSION, close to the LAKE/ BEACHES, amenities, public transit, popular SOUTH PANDOSY and so much more! This ideal property features a 2 bedroom rancher home, a fantastic outdoor space, covered carport and a workshop. The property also has access via a rear laneway (perfect for development, parking etc). Inside the home you'll love the beautiful kitchen which has upgraded cabinetry and granite counters. An oversize living room offers a great place to relax. The 2 bedroom set up is perfect for those in need of a home office/guest room, nursery etc. Outside you'll love your private yard and the serenity that it offers. Parking is plentiful, with an extended driveway, carport and laneway parking too. The home offers sought after ""west facing"" exposure, updated plumbing (pex), an updated roof (approx 2012) and both the floors and subfloors were replaced approximately 8 years ago. For those interested in developing the property, it is currently zoned MF1, with an Official Community Plan Future Land Use of UC (Urban Centre), the City of Kelowna supports 3 storey development in this neighbourhood and ""through lot consolidation and rezoning the multiple lots to the UC5 zone, Planning staff may consider 4 to 5 storey buildings"". (id:6769)

Primary Bedroom 11'6" x 12'5"  
Living room 13'6" x 18'1"  
Kitchen 10' x 13'

Bedroom 11'5" x 10'10"  
4pc Bathroom 8' x 4'11"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

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