



## 3551 Scott Road Kelowna British Columbia

\$2,199,000

Prime Development or Holding Opportunity in Lower Mission Discover the endless potential with this 0.4-acre flat lot, measuring 104 x 168 feet, located in one of the most sought-after residential neighborhoods in the Lower Mission. This prime property offers an incredible opportunity for development or as a holding investment. Centrally located, you'll be just minutes away from Lake Okanagan, stunning beaches, highly regarded schools, and a variety of shopping and amenities. The current home features a spacious 3-bedroom layout on the upper level, complemented by a lower-level in-law suite—ideal for extended family or rental income. The property offers fantastic flexibility for those looking to either develop or renovate. The City of Kelowna has indicated strong support for development options, including the potential to build 5 townhomes or to subdivide the lot, allowing for a single-family home plus a duplex. The lot is also large enough to facilitate a rezoning to MF1 (Multi-Family Low Density). Interested buyers are highly recommended to conduct their own due diligence with the city to explore these exciting possibilities further. 5plex and detached/attached development available on request. (id:6769)

Bedroom 13'4" x 8'1"

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3pc Ensuite bath Measurements not available

Primary Bedroom 15'6" x 14'2"

4pc Bathroom Measurements not available

Kitchen 13'7" x 11'1"

Dining room 13'10" x 11'6"

Living room 18'6" x 13'5"

3pc Bathroom Measurements not available

Laundry room 7'8" x 13'5"

Dining room 8'2" x 13'3"

Family room 13'6" x 18'9"

Kitchen 8'9" x 9'3"

Bedroom 11'3" x 12'2"

Bedroom 12'6" x 13'7"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<https://dawsonyates.kelownarealestate.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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