



395 Dougall Road Kelowna British Columbia

\$1,125,000

Prime .22 acre redevelopment lot in the heart of Rutland North! The property is zoned UC4 - Rutland Urban Centre via the Zoning Bylaw and has an OCP designation of UC - Urban Center. The street character map for this area will require residential at grade with a potential base building height of 4 storeys. The OCP supports residential development for the site. Currently sitting on the lot is a 1750 sq ft 3 bed home and a 2 bed non-conforming carriage house. Value is in the land. Lot is 60' x 165'. The whole area is currently under massive redevelopment, this is your chance to get in at the early stages. Located just minutes from schools of all levels and all Rutland amenities. Just 10 minutes to UBCO and YLW, 15 minutes to Downtown Kelowna. (id:6769)

Full bathroom ' x '
Bedroom ' x '
Primary Bedroom ' x '
Living room ' x '
Kitchen ' x '
Storage 10'0" x 9'0"
Laundry room 10'9" x 11'11"
Bedroom 9'5" x 13'11"

Family room 9'0" x 19'0"
Full bathroom ' x '
Bedroom 19'8" x 9'0"
Primary Bedroom 11'9" x 9'4"
Kitchen 11'10" x 9'8"
Dining room 13'9" x 7'0"
Living room 11'8" x 14'6"

Listing Presented By:



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Royal LePage Kelowna

<http://welcomehomekelowna.com/>



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