



# 465 Donhauser Road Kelowna British Columbia

\$989,000

Renovated in 2022, This 5 bedroom, 2 bathroom home is situated on a 0.18 acre lot (7840 sqft). Conveniently located in PRIME DEVELOPMENT NEIGHBOURHOOD in Rutland within close proximity to schools, transit, etc. This property features a detached heated garage/workshop with access through the back alley and a 3 bed, 1 bath in-law suite with a separate entrance and laundry. Upgrades include new kitchens upstairs and downstairs, flooring, paint, furnace, A/C, HWT, and gutters. The roof was replaced in 2017. The oversized yard is an ideal green space with a covered sundeck. Zoning UC4 allows for 4-6 storey multi-family residential with bonuses up to 2.4 FAR. Ideal for condos or stacked/row townhome development. The development potential is endless as the neighbouring properties are also available (id:6769)

- Bedroom 11'0" x 9'6"
- Bedroom 12'0" x 11'6"
- Bedroom 12'0" x 9'0"
- Full bathroom 7'0" x 5'0"
- Kitchen 13'0" x 11'6"
- Family room 11'0" x 12'0"

- Workshop 24'0" x 28'0"
- Bedroom 10'0" x 12'0"
- Primary Bedroom 13'0" x 10'0"
- Full bathroom 9'0" x 7'0"
- Kitchen 10'0" x 12'0"
- Living room 12'0" x 20'0"

Listing Presented By:



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