



465 Donhauser Road Kelowna British Columbia

\$949,000

An exceptional land assembly opportunity in one of Kelowna's high-growth corridors, offering flexibility, scale, and strong redevelopment potential. Five lots are currently on market, with three additional neighbouring properties on the same street willing to sell--allowing a developer to acquire anywhere from a partial assembly to a full eight-lot consolidation. Each parcel is approximately 0.18 acres, with rear lane access and a secondary lane at the block's end--ideal for efficient site design, access, servicing, and parking. Zoned UC4, the properties support medium- to high-density residential development, aligning with Kelowna's growth goals. Surrounded by ongoing/planned projects, the location benefits from proximity to UBCO, the airport, schools, parks, shopping, and major routes, boosting demand for future residents and investors. This is a rare chance to strategically scale a prime infill project in one of Kelowna's most active development zones. ** This specific property includes a renovated (2022) 5-bed, 2-bath home on a 0.18-acre lot (7,840 sq ft), with a detached heated garage/workshop (alley access) and separate 3-bedroom in-law suite with its own entrance and laundry. Upgrades: new kitchens (up/down), flooring, paint, furnace, A/C, HWT, gutters in 2022 ; (roof 2017), and a covered sundeck in the oversized yard--perfect green space. (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:



Originally Listed by:
 Oakwyn Realty Okanagan

<http://www.amargrewal.com/>

stilhavn
 REAL ESTATE SERVICES

**Stilhavn Real Estate Services
 Okanagan**

#100 - 3200 Richter Street,
 Kelowna, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.