



585 Sherwood Road Kelowna British Columbia

\$1,050,000

Great opportunity to acquire a centrally located residence in the desirable lower mission area of Kelowna! This four bedroom 1400+ sq.ft. home, with a layout all on one level as a rancher, would be perfect for a family or even somebody looking at downsizing in an area with great distance to all amenities. The home has some great renovations, including the kitchen, bathrooms, etc. Even better, there is a detached studio unit with a kitchenette and 3-pce bathroom which makes for a great mortgage helper, spot for guests, etc. With walking distances to schools, the water, and commercial amenities, this is why everyone wants to live in the Lower Mission. The cherry on top is the long term value potential: 0.34 acre lot (14,810.40 sq.ft.), with approximately 86' of frontage, 109' of depth (at its shortest, 130' at longest). With new provincial rules coming into effect, this is a great opportunity to get a four/six unit (check regulations) development site in the Lower Mission. Neighbors are willing to sell to create a corner lot onto Lakeshore Road w/ a total land size of 0.918 acres across 3 titles, making this a prominent development site with existing road upgrades already in place on Lakeshore Road and a proven townhome development across the street on Sherwood. Either spend more money to get a small laneway home on 0.17 acres, or take advantage of getting 2x the land with this property in an arguably better location of the Lower Mission. (id:6769)

Bedroom 10' x 10'

Bedroom 10' x 6'

3pc Bathroom 5' x 5'

Bedroom 10' x 10'

Family room 12' x 10'

Dining room 8'5" x 11'6"

Full bathroom 5' x 7'

Primary Bedroom 11'5" x 11'5"

Kitchen 10' x 11'5"

Living room 11'5" x 15'5"

Kitchen 10' x 10'

Listing Presented By:



Originally Listed by:
Sotheby's International Realty
Canada

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

stillhavn
REAL ESTATE SERVICES

**Stillhavn 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.