



## 754 McClure Road Kelowna British Columbia

\$1,599,000

This HUGE .58 acre lot is in the desirable Lower Mission and is priced WELL BELOW assessed value. This Rancher has endless possibilities ..... transform this home to your style to create the home of your dreams or purchase for redevelopment with many potentials enabled by the RU1 zone. Development options may include up to 4 single detached homes or up to 4 duplexes with suites on this lot. The location is unbeatable, in the desirable Lower Mission with a primary school directly out the back gate and a short distance from Elementary and High schools, beaches and shops. This 4087 sq feet, 4 bed + 2 dens, 4 bath Rancher home is large and takes in the view of the amazing backyard. An income helper with a guest house is currently renting for \$1500 month to month. The large property includes 3 attached garages (one oversized) and has lots of parking and room for all the toys! The backyard has an inground pool, hot tub, huge yard with fruit trees and garden all in a lovely Okanagan oasis setting! Don't miss out on this unique opportunity in a highly sought after area. Measurements are approx. and taken from Matterport Confirm with city and designers to understand full potential. Home and Lot size taken from BC Assessments. Verify if important. (id:6769)

Storage 6'6" x 9'4"	Foyer 18'2" x 28'2"
Storage 9'8" x 12'8"	3pc Ensuite bath 8'0" x 8'5"
Den 16'11" x 10'0"	Other 8'0" x 7'4"
Bedroom 16'4" x 9'9"	Primary Bedroom 11'9" x 16'0"
Recreation room 25'3" x 16'9"	Laundry room 9'5" x 10'6"
Partial bathroom Measurements not available	Den 10'8" x 10'11"
Full bathroom 10'10" x 6'3"	Foyer 11'8" x 4'6"
Bedroom 14'5" x 12'5"	Dining room 9'11" x 14'9"
Bedroom 10'11" x 11'2"	Kitchen 18'4" x 13'3"

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Listing Presented By:



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**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com