



790 Torrs Court Kelowna British Columbia

\$2,100,000

Development opportunity in one of the most sought-after locations in Kelowna: Lower Mission. Located at the end of a quiet cul-de-sac in a serene, safe, and family-oriented neighbourhood, this is a 0.43-acre site proposed to be subdivided into two lots (A + B), providing two distinct parcels with development potential under the new provincial regulations. The property is in the process of being rezoned to RU2 with the City of Kelowna, with the final zoning to be delivered before completion. The seller has gone through the work of creating subdivision and massing plans, allowing you to have a head start on the development process. Across the two to-be-subdivided lots, the subdivision would theoretically accommodate 8 executive townhomes (4 per lot), with each unit having a double-car garage and between 1,755 and 2,343 sq ft of finished living space while allowing for ample green space and community aesthetics. Currently, there is a well-finished home that offers 2,484 sq.ft., 5 bedrooms, and 3 bathrooms with a large pool, making this a stable rental option to supplement your mortgage payments while you go through the development process. Located 1.5 km from Okanagan Lake, surrounded by top-rated schools, lush parks, scenic trails, and essential services. With Kelowna General Hospital just 7 km away, this site is exceptionally well-suited for empty nesters, retirees and lock-and-leave buyers seeking low-maintenance, upscale living in a quiet yet connected setting. Acquire the total package or purchase individually for your vision. Please see the separate MLS listings for the subdivided lots, also available for purchase: LOT A MLS 10348811 and LOT B MLS 10348813. (id:6769)

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|--------------------------------|-------------------------------|
| Primary Bedroom 13'11" x 12'5" | Recreation room 16'9" x 18'1" |
| Living room 13'3" x 21' | Foyer 13'1" x 9'11" |
| Kitchen 14'3" x 11'4" | Kitchen 8'7" x 10' |
| Dining room 13'7" x 11'2" | Dining nook 8'7" x 8'11" |

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|------------------------------|----------------------------|
| Bedroom 10'3" x 9' | Bedroom 10'4" x 12'3" |
| Bedroom 10'4" x 9' | Bedroom 13'2" x 9'7" |
| 5pc Bathroom 8'7" x 7'11" | Full bathroom 8'7" x 7'11" |
| 2pc Ensuite bath 4'8" x 4'5" | |

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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