



# 819 Cadder Avenue Kelowna British Columbia

\$1,095,000

DEVELOPMENT & INVESTMENT OPPORTUNITY OR your own private oasis. Located on a transit-supported corridor (TSC) future land use of this property would support development of up to 3 STORIES or 6 STORIES (w/land consolidation + rezoning) with the new zoning changes. This 2000 sq ft 3 bed stylish home is a rare find with a backyard paradise - complete with pool (new liner), hot tub (2022), landscape lighting, xeriscaping, drip irrigation, nat-gas run to future fire pit, and stamped concrete completing the design. Inside you will find a well designed + fully updated in 2008 - open concept kitchen, concrete countertops, engineered hardwood floors, massive primary bedroom with built-in cabinets and fireplace. Highly desirable location, 2-3 blocks from the hospital and beach access and near downtown. Plenty of driveway parking. Rear Lane Access. Owners are happy to rent back if you want to hold and develop at a later date. Don't miss this one to live + enjoy, or develop. (id:6769)

4pc Ensuite bath 9'2" x 9'10"

Primary Bedroom 28'10" x 14'11"

Bedroom 12'9" x 12'1"

Laundry room ' x '

Bedroom 9'3" x 15'1"

4pc Bathroom 4'11" x 8'11"

Exercise room 7'6" x 8'7"

Family room 15'7" x 12'3"

3pc Bathroom 8'11" x 9'

Dining room 12'10" x 10'3"

Kitchen 12'9" x 9'3"

Living room 10'11" x 19'6"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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

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