



911 Stevenson Road West Kelowna British Columbia

\$1,710,000

IT'S ALL ABOUT THE LAKE AND VINEYARD VIEWS! 3 POTENTIAL LOTS/SPANNING 0.49 ACRES. Preliminary layout review (PLR) completed with City of W. Kelowna (can be provided upon request). Location, location! Located within West Kelowna's up-and-coming "IT" spot - LAKEVIEW HEIGHTS COMMUNITY CENTRE. Outstanding opportunity to (1) buy & hold or (2) complete subdivision of the property. Residential Plex Zoning (RP1) with potential for 3 side-by-side lots. All potential lots back on to Beaumont Family State Estate Winery/Agriculture land reserve with unobstructed lake, mountain & valley views. Pending approval the potential is endless: (1) Current home is rented & could likely remain rented while side lots were built on (house sold 'as is'). (2) Or build your own dream home on 1 lot & sell the remaining home & lot. (3) Remove existing home & build 3 homes or 3 side-by-side duplexes with secondary suites (12 front doors potential). Offering the perfect blend of tranquility & convenience. Steps away to Nester's market town center (with restaurants, coffee, bakery, liquor store, etc.); near numerous recreational areas & beaches (pickleball courts, playground, sports box, Anders Park, Shelter Bay Marina, W. Kelowna Yacht Club, Gellatly Boat Launch); in THE HEART OF WINE COUNTRY with numerous wineries within walking distance; nearby schools-Hudson Road Elem., CNB Middle School, MBS Secondary School; AND only 10 min. to downtown Kelowna. For further information, pls contact listing agent. (id:6769)

Bedroom 11'0" x 17'0"	3pc Bathroom 6'0" x 10'0"
Bedroom 12'0" x 14'10"	Dining nook 9'5" x 15'0"
Laundry room 11'6" x 12'0"	Bedroom 13'3" x 12'2"
3pc Bathroom 6'0" x 10'0"	Primary Bedroom 12'4" x 11'9"
Recreation room 14'6" x 23'3"	Living room 15'0" x 17'0"
Other 15'8" x 21'2"	Kitchen 11'0" x 15'6"

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna

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