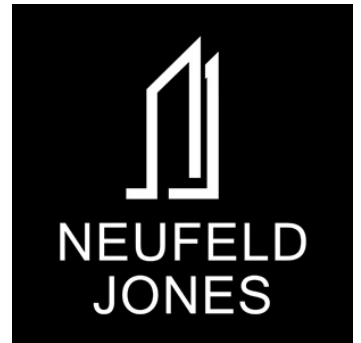




## 4646 McClure Road Kelowna

\$1,249,000

3 proposed building lots backing onto City of Kelowna Parkland and Bellevue Creek, located in a PRIME LOWER MISSION neighbourhood. Land is still to be subdivided but City of Kelowna variance has been passed and is turn-key ready for development. Buyer to take on the remaining subdivision process and associated fees. 2 of the 3 proposed lots will be accessed from Needham Court - a small, private cul-de-sac, the other is accessed from McClure. The backyard feels like you're on the West Coast with lush evergreens, privacy and the peaceful sound of Bellevue Creek. Level and fully usable that would accommodate either a rancher or 2 storey design. No rear yard set back - you're able to build right up to the City of Kelowna Riparian area.



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