



2900 Gordon Drive Kelowna British Columbia

\$1,643,000

UNIQUE DEVELOPMENT OPPORTUNITY w/ LOADS of POTENTIAL in OKANAGAN COLLEGE TRANSIT DESIGNATED AREA, allowing up to 6 STOREYS and 2.5 FAR. There are 9 other properties listed on Gordon Drive/Lowe Court. In a superb location (KEL SOUTH), within 400m of a Transit Exchange, meaning parking requirements greatly reduced (Commercial and Universal Accessibility Parking only). Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Recent changes allow option to rezone to UC5. Gordon Drive is also a TRANSIT SUPPORTIVE CORRIDOR but with only 4 Kelowna TRANSIT ORIENTED AREAS under the NEW PROVINCIAL LEGISLATION, this parcel contains 5 of only 793 total lots being rezoned in the Transit Oriented Areas. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Lowe Cr. Buyers to do own due diligence on intended use, both municipally and provincially. Updates include: roof (2014), HWT (2012) and plumbing upgraded to pex. Backyard features large deck, U/G irrigation and storage shop. (id:6769)

Storage 14'9" x 10'1"

Bedroom 15'1" x 9'7"

Bedroom 12'11" x 9'7"

Family room 18'10" x 16'0"

Foyer 10'2" x 7'1"

Full bathroom 13'4" x 6'1"

Bedroom 13'5" x 10'0"

Primary Bedroom 13'3" x 9'10"

Kitchen 15'5" x 13'9"

Living room 15'4" x 13'3"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



Royal

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