



## 3250 St. Amand Road Kelowna British Columbia

\$1,396,000

NEW PROPERTY added! Ideal TOWNHOUSE LAND ASSEMBLY located at 3240, 3250 and 3260 St Amand Rd, down quiet street just off KLO and Gordon. FRONTAGE is 418.14 ft and AREA is 1.07 acres or 46,609.2 sq ft (4300.14 sq m). Properties on this side of the street DO NOT back onto ALR land! With current MF1 zoning, you could build 6 ground-oriented units per lot (TOTALING 18-20 units), to a maximum of 3 storeys or 13.6m. If you rezone to MF2, City of Kelowna could support townhomes up to 3 storeys, with 80% site coverage and a 1.0 FAR, so likely up to 32 units >1750 sq ft with dbl garages! Land is great value at \$94.23/sq ft!! 3240, 3250 and 3260 St Amand Rd properties to be sold together. Residences are tenant and owner occupied, so notice must be given to walk properties. No interior showings without an Accepted Offer. This is a private CORE NEIGHBOURHOOD location in the middle of town! 10357069 & 10358378 (id:6769)

Full ensuite bathroom 7'7" x 4'11"

Primary Bedroom 11'3" x 10'9"

Bedroom 9'10" x 11'3"

4pc Bathroom 6'11" x 7'7"

Bedroom 10'10" x 9'9"

Foyer 11'9" x 4'8"

Other 20'1" x 20'5"

Laundry room 3' x 6'9"

Bedroom 4'11" x 13'4"

Dining room 12' x 10'6"

Kitchen 12'2" x 11'6"

Living room 17'7" x 18'6"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://ellenchurchill.com/>



Royal

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