



# 3259 St. Amand Road Kelowna British Columbia

\$2,570,000

PRIME LOT, OPPORTUNITY FOR INVESTORS AND DEVELOPERS! 228 ft Frontage x 112 ft Depth. Flat .59 (25,700 Sq. Ft.) acre lot. City of Kelowna's Future OCP C-NHD (Urban Core Neighbourhood) Currently sitting on this lot is a single family home with 2 beds, 1.5 baths with spacious basement including recreation/games room, living room and lots of space for storage. Neighboring property also for sale - 3249 St Amand .34 acres - 14,810 MLS 10272568. Please contact City of Kelowna Development Planning Department for development potential. **\*\*NOTE\*\*** Adjoining property is also available, if combined, you have a .93 acre LAND ASSEMBLY (3249 St Amand is .34 acre and 3259 St Amand is .59 acre) Both lots are 40,510 Sq Ft with combined list price is \$4,170,000. (id:6769)

Storage 12'11" x 9'1"

Living room 28'1" x 16'1"

Recreation room 22'5" x 28'2"

3pc Ensuite bath Measurements not available

Mud room 7'9" x 13'5"

Bedroom 10'9" x 11'5"

4pc Bathroom Measurements not available

Laundry room 5'4" x 5'11"

Primary Bedroom 14'11" x 14'6"

Living room 24'0" x 14'4"

Dining room 14'7" x 12'1"

Kitchen 9'3" x 11'4"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

**LePage Kelowna**

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