



# 365 Clifton Road Kelowna British Columbia

\$1,099,000

Rare opportunity to develop and build on this 1.16-acre property nestled between Knox Mountain Park, prestigious Magic Estates and Wilden neighbourhoods. City of Kelowna has conditionally approved subdivision (PLR) into two 55-foot-wide lots that can accommodate up to 8 townhomes (pending approvals). Flat area measures approximately 0.37 acres (110 wide to 150 deep, approximately). Backing onto Knox Mountain Park and steps to Blair Pond, this lot features access to hiking/walking trails, playground, tennis and pickleball courts and nature. A multi-family development is possible that is rich in amenities. At this time, the house remains and is rented. The building site has been cleared to the slope with the 4-bedroom, 1.5-bathroom house with a detached shop remaining. The forestry report and survey are complete. Power, gas, and sewer at frontage. Details of the Preliminary Layout Review (PLR) with the city are available upon request. (id:6769)

Foyer 10'0" x 6'0"

Primary Bedroom 17'10" x 13'5"

Living room 11'0" x 16'7"

Laundry room 7'3" x 5'9"

Kitchen 11'10" x 13'4"

Family room 14'9" x 19'0"

Other 9'3" x 5'5"

Bedroom 11'4" x 12'9"

Bedroom 9'8" x 11'0"

4pc Bathroom 7'3" x 8'1"

2pc Ensuite bath 6'0" x 2'9"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

**LePage Kelowna**

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