



# 460 Eldorado Road Kelowna British Columbia

\$1,250,000

For more information, please click on Brochure button below. Sensational development value only a few homes away from the lake in one of the most sought after neighbourhoods in Kelowna. This is the ideal scenario of the lowest priced home in the best neighbourhood. The large, heavily treed lot feels like Stanley Park. Mere steps from lake access of Sarsons Beach Park and Cascia Beach Park. The best use of the large lot is to take advantage of new Provincial Regulations which should allow potentially two separate homes with suites (verify with local jurisdiction). See the proposed Site Plan showing two proposed lots. However, if you wait to develop, this home is freshly renovated with new kitchen, new bathroom, and new White Oak hardwood flooring. Very Flexible Layout presented as 3 bed/1 bath in the Main home, with 1bed/1bath in the lower unregistered suite. Open the Lock-off door to effortlessly configure it to a 4 bed, 2 bath home. Bonus: 1 Bed Basement Unregistered Suite that can be potentially rented or vacant upon closing. Bonus 2: Detached Garage is easily large enough for Car and Toy Storage. Some photos virtually staged. Unregistered Suite photos not shown, coming soon. All measurements are approximate. (id:6769)

- Storage 3'0" x 4'0"
- Laundry room 6'0" x 5'0"
- Bedroom 11'6" x 13'4"
- Primary Bedroom 12'4" x 10'11"
- 3pc Bathroom 7'0" x 9'0"
- Bedroom 8'8" x 12'7"
- Foyer 7'0" x 9'0"
- Dining room 11'7" x 17'8"
- Living room 11'7" x 8'11"
- Kitchen 10'3" x 14'8"
- Full bathroom 8'0" x 6'0"
- Kitchen 8'7" x 9'5"
- Dining room 9'0" x 6'0"
- Living room 20'0" x 8'6"
- Primary Bedroom 14'6" x 9'0"

Listing Presented By:



Originally Listed by:  
Easy List Realty

<http://www.easylistrealty.ca/>



Royal

**LePage Kelowna**

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.