



506 Browne Road Vernon British Columbia

\$1,569,000

RM2 ZONING o 1.55 ACRES o STRONG INFILL CORRIDOR Positioned in the heart of Vernon, a short walk to Kalamalka Beach and neighbouring the Vernon Golf & Country Club, this 1.55-acre property offers an exceptional development opportunity in a peaceful residential setting. Zoned MUM Multi-Unit, Medium Scale, the property is well positioned for small-scale multi-unit development. The zoning supports two-family dwellings, four-plex configurations and other medium-density forms subject to City of Vernon guidelines, opening the door to a range of development possibilities. The existing fully livable approx. 3,600 sq. ft. home offers 5 bedrooms and 5 bathrooms, with a 4-bedroom main residence plus a 1-bedroom suite, providing holding income potential while future plans take shape. Excellent frontage, gentle grade and predictable servicing create favourable conditions for efficient design and construction. Walk to Kalamalka Beach, shopping, transit and Okanagan College, with downtown Vernon just minutes away. Whether considering a purpose-built rental, stratified multi-unit build, senior housing or phased redevelopment strategy, this property offers the location, land and flexibility to bring a compelling vision to life. **Property tax amount is subject to verification and should be independently confirmed by the buyer. (id:6769)

Listing Presented By:



Originally Listed by:
Coldwell Banker Executives Realty

<http://www.danielsson.homes/>



Royal

LePage Kelowna

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2pc Bathroom Measurements not available

Family room 23'2" x 25'6"

Primary Bedroom 12'4" x 12'7"

Dining room 10'9" x 12'8"

Kitchen 10'10" x 14'1"

4pc Ensuite bath 12'2" x 12'5"

2pc Ensuite bath 3'8" x 4'8"

Bedroom 10'5" x 9'6"

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Bedroom 10'6" 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.

Storage 11'1" x 6'4"

Storage 11'1" x 5'1"

3pc Bathroom 8'11" x 12'10"

Bedroom 16'4" x 12'10"

Foyer 11'7" x 12'1"

Office 6'9" x 10'9"

Kitchen 11'4" x 21'4"

4pc Bathroom 5'4" x 7'0"

Utility room 10'9" x 9'5"