



819 Cadder Avenue Kelowna British Columbia

\$1,049,000

DEVELOPMENT & INVESTMENT OPPORTUNITY OR your own private oasis. Located on a transit-supported corridor (TSC) future land use of this property would support development of up to 3 STORIES or 6 STORIES (w/land consolidation + rezoning) with the new zoning changes. This 2000 sq ft 3 bed stylish home is a rare find with a backyard paradise - complete with pool (new liner), hot tub (2022), landscape lighting, xeriscaping, drip irrigation, nat-gas run to future fire pit, and stamped concrete completing the design. Inside you will find a well designed + fully updated in 2008 - open concept kitchen, concrete countertops, engineered hardwood floors, massive primary bedroom with built-in cabinets and fireplace. Highly desirable location, 2-3 blocks from the hospital and beach access and near downtown. Plenty of driveway parking. Rear Lane Access. Owners are happy to rent back if you want to hold and develop at a later date. Don't miss this one to live + enjoy, or develop. (id:6769)

4pc Ensuite bath 9'2" x 9'10"

Primary Bedroom 28'10" x 14'11"

Bedroom 12'9" x 12'1"

Laundry room ' x '

Bedroom 9'3" x 15'1"

4pc Bathroom 4'11" x 8'11"

Exercise room 7'6" x 8'7"

Family room 15'7" x 12'3"

3pc Bathroom 8'11" x 9'

Dining room 12'10" x 10'3"

Kitchen 12'9" x 9'3"

Living room 10'11" x 19'6"

Listing Presented By:



Originally Listed by:

Macdonald Realty Interior



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.