



## 300 Homer Road Kelowna

\$1,019,000

DEVELOPER ALERT!!! These properties do not come up very often. This family home is on a large corner RU1 lot. The home & property are ideal for a family -- or is perfect for a developer (owners on either side have shown interest in selling). The home has 4 large bedrooms, 2 full bathrooms, a sun-room, an oversized 23' x 21'4" two-car garage, with an attached shop, plus an 11'2" x 9'4" shed with power. The home is currently being used by one family, but there is a second kitchen in the basement with its own walkout, so could also be used as a separate suite (not legal). This home is located in an up-and-coming family area, only steps to Ben Lee Park, City Transit, Schools & Shopping, & a short drive to UBCO, & 45 minutes to Big White. Don't miss out!

\*NOTE: Seller of adjacent property 1131 Houghton is interested in selling -- & owner on opposite side has shown interest in selling. An excellent Land Assembly opportunity! \*FROM THE CITY OF KELOWNA: Property is currently zoned RU1 - Large Lot Housing. The Future Land Use in the 2040 Official Community Plan is C-NHD - Core Neighbourhood. This would support a rezoning to MF1 or MF2, which are two of our lower density multi-family zones. They would support a height of 2-3 stories in a rowhouse or townhouse format.

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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