



# 1220 Glenmore Drive Kelowna British Columbia

\$1,149,900

LAND ASSEMBLY OPPORTUNITY on a TRANSIT CORRIDOR An exceptional opportunity awaits with this prime land assembly on a transit corridor, encompassing a total of 0.38 acres. This package includes a well-maintained single-family home situated at 1220 Glenmore on 0.208 acres, offering immense potential as a holding property. The single-family home boasts a generous 2457 sq. ft. of living space. The upper level has been tastefully updated, comprising of 2 bedrooms and 1-1/2 baths. A spacious laundry room doubles as an office, adding to the home's versatility and functionality. The suite is above ground, with plenty of natural light, and exudes a sense of spaciousness. Additional amenities include a detached garage, double carport, and ample parking, including space for RV parking. Location Highlights include convenient access to prominent landmarks such as UBCO, the Landmark District, Orchard Park, downtown Kelowna & it's right across the road from Kelowna Golf & Country Club. Future Potential: City staff has expressed support for rezoning the property to accommodate increased density and the current OCP zone is C-NHD (Core Neighbourhood). Don't miss out on this remarkable opportunity! Contact your preferred realtor today for further details and to seize this promising investment prospect. (id:6769)

Other 22'1" x 16'5"  
Other 6'11" x 4'4"  
3pc Bathroom 10' x 7'7"  
2pc Ensuite bath 4'10" x 2'5"  
Bedroom 11'8" x 9'7"  
Primary Bedroom 10'1" x 10'10"  
Foyer 8'3" x 11'8"  
Dining room 10'2" x 11'8"  
Laundry room 10'5" x 8'2"

Kitchen 13'4" x 11'5"  
Pantry 3'10" x 2'11"  
Laundry room 8'10" x 6'1"  
Full bathroom 5'3" x 5'4"  
Living room 14'5" x 11'8"  
Full bathroom 8'7" x 7'6"  
Bedroom 9'3" x 10'7"  
Bedroom 10' x 11'9"  
Living room 10' x 11'9"

Listing Presented By:



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Stilhavn Real Estate Services  
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Living room 16'7" x 13'6"