



# 3249 St. Amand Road Kelowna British Columbia

\$1,725,000

Prime Development Opportunity! Unlock the full potential of this 0.34-acre property situated in a rapidly developing neighborhood. With four properties across the street already sold for townhouse developments, this site is perfect for investors looking to capitalize on a prime residential project. This property is ideally suited for a three-story townhouse development, offering an excellent investment opportunity. Backing onto 14 acres of farmland, future residents will enjoy a private and serene backdrop while benefiting from proximity to urban amenities, parks, schools, and public transit. It's a highly desirable location for young families and professionals alike. With a current rezoning application for MF2 townhouse zoning, the site is primed for development and can accommodate a well-planned project with ample parking, green spaces, and other amenities. Strong community growth is evident, with adjacent land developments already underway, signaling a thriving area poised for continued expansion. Additionally, the adjacent 0.59-acre property is available, bringing the total potential assembly to 0.93 acres (40,510 sq ft). This offers a rare opportunity to build confidently and strategically in one of the city's most promising growth areas. Don't miss out on this chance to position yourself for success. (id:6769)

Laundry room ' x ' "	5pc Bathroom Measurements not available
3pc Bathroom Measurements not available	Bedroom 10'9" x 9'0"
Den 9'0" x 11'0"	Bedroom 11'10" x 9'0"
Bedroom 12'0" x 9'9"	2pc Ensuite bath Measurements not available
Bedroom 12'6" x 10'7"	Primary Bedroom 13'4" x 12'0"

Kitchen 8'8" x 8'0"	Kitchen 14'11" x 12'4"
Dining room 13'6" x 5'6"	Dining room 8'6" x 8'2"
Family room 18'4" x 13'8"	Living room 20'0" x 13'0"

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