



# 765 Swordy Road Kelowna British Columbia

\$1,453,500

LOCATION LOCATION !!DEVELOPMENT OR INVESTMENT OPPORTUNITY! Simply the best location to offer a new development in Kelowna, as we know its all about location when selling real estate look no further this is it !!Prime Lower Mission location steps to Lake and beaches and many amenities , no vehicle needed its all at your door step . . Land assembly- contingent on sale of all 4 homes, 789(\$1.282m), 785(\$1.881m), 765(\$1.453m) Swordy Rd and 3514(\$1.3680m) Casorso Rd. The 2040 OCP designation is a core neighborhood C-NHD and the property is also situated close to a Transit Supportive Corridor (TSC) City supports max density Multi family 3 stories. Total of 4 homes 257ft x 120ft(depth). Total 0.70 Acres (30,492sqft.) Good holding property too as all homes in great condition for rentals, 3514 Casorso, 785 and 789 both have basement suites. Located close to Okanagan Lake and numerous beaches. This central location in the Lower Mission provides easy access to transportation and minutes away from many amenities including Mission Park shopping centre, gyms, restaurants, grocery stores, schools, hospital and more. Measurements are approximate, please confirm if important. (id:6769)

- Bedroom 10'9" x 9'5"
- Bedroom 11'0" x 9'6"
- Primary Bedroom 13'6" x 11'8"
- Full bathroom 6'6" x 8'6"
- Bedroom 18'11" x 12'4"
- Workshop 38'0" x 14'0"
- Sunroom 16'0" x 10'0"
- 4pc Bathroom 7'7" x 7'9"
- 3pc Ensuite bath 7'9" x 4'9"
- Laundry room 13'0" x 10'0"
- Kitchen 16'9" x 10'0"
- Dining room 10'4" x 9'11"
- Living room 25'0" x 12'0"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://www.garyathans.com/>



**Royal**

**Lepage Parkside Realty**

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