



# 1095 Monterey Court Kelowna British Columbia

\$1,400,000

0.41 acre (17,860 SF) MF2 zoned development site in the Rutland core area. Great location in a family-friendly neighborhood at the end of a cul-de-sac near Springfield Road and Rutland Road South. The property is within walking distance to 3 schools and Mission Creek Regional Park, and close to all major amenities. Property is zoned MF2, accommodating increased density and building height. Due diligence documents available upon a signed NDA include a Phase 1 ESA, Geotech Report, Site Survey, Architectural Plans, Landscape Plans and City of Kelowna Pre-Application Meeting Minutes. Proposed concept is for 9 residential 3-storey townhome units between 2 buildings. All 9 units offer attractive floorplans with 3 bedrooms, backyard patios, and double garages. Design is well suited for a bare land strata and party-wall agreement (no strata fees for end users). No special Development Permits affect this site. Holding income provided from the existing duplex on site with 3 separate units. Option to acquire the holding company, which can eliminate the Property Transfer Tax. Project conceptualized and designed by an experienced land development consultant with over a decade of experience managing and planning developments, including townhouse sites. (id:6769)

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