



# 1225 Mountain Avenue Kelowna British Columbia

\$2,200,000

Approx. 1.275 acres or 55,608 SF residential property identified as being within the OCP 2040 Core Area by the City of Kelowna. Currently zoned MF1 - Infill Housing, with room for densification on lot. Central location in a well-established residential neighbourhood. Potential holding income from the existing 5-bedroom & 3-bathroom single-family home until the property is ready for redevelopment. It is currently stated in the zoning bylaws, that the purpose of MF1 zoning is to provide a zone for infill development within the core area of the City (which the subject property is limiting development to 6 ground-oriented residential units or less. A potential for bare land stratification could allow for more units. (id:6769)

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|-------------------------------|-------------------------------|
| Den 11'9" x 9'3"              | Family room 10'1" x 9'4"      |
| Primary Bedroom 14'9" x 12'4" | Bedroom 13'8" x 9'7"          |
| Kitchen 12'4" x 11'1"         | Gym 11'2" x 9'7"              |
| Dining room 14'4" x 15'6"     | Recreation room 33'9" x 17'1" |
| Bedroom 11'9" x 8'9"          | 2pc Ensuite bath 5'4" x 9'    |
| 4pc Bathroom 11'9" x 6'10"    | Full bathroom 11'2" x 5'6"    |
| Living room 22'4" x 17'6"     |                               |

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

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