



## 2248 Stillingfleet Road Kelowna British Columbia

\$1,399,998

EXCEPTIONAL INVESTMENT OPPORTUNITY! 82' by 183'. This prime MF2-zoned property, offers an existing 5 Bedroom and two Bath home while you plan your development. Zoned MF2 with enough room for 9 modern townhomes - \*zoning supports an FAR of up to 1.4 using Public Amenity Density Bonus and Below Grade Parking. Located for contemporary living, this home features a thoughtfully crafted layout with ample parking and landscaped areas, boasting a Bike Score of 97 and located less than 200 meters from the Guisachan Village Starbucks. Ideal for investors or developers looking to capitalize on Kelowna's growing residential market! Buyers to conduct their own due diligence. Listing Agent has Partial Ownership. (id:6769)

Full bathroom 5'6" x 5'0"

Bedroom 7'6" x 8'2"

Bedroom 10'6" x 9'0"

Family room 26'2" x 12'0"

4pc Bathroom 5'6" x 8'2"

Bedroom 11'4" x 8'5"

Bedroom 11'4" x 9'2"

Primary Bedroom 11'8" x 12'8"

Kitchen 12'8" x 10'8"

Dining room 13'7" x 11'0"

Living room 13'7" x 15'11"

Listing Presented By:



Originally Listed by:  
Macdonald Realty



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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