



# 2835 Richter Street Kelowna British Columbia

\$1,880,000

Amazing development opportunity in the heart of the Pandosy area within walking distance to Okanagan Lake! This 2,203 square foot home sits on a large corner lot with laneway access, measuring 60x120 feet (.16 acres). The house features 4 bedrooms, 3 bathrooms, and a non-conforming basement suite with a separate entrance, providing great income while you plan your future development. Across from Raymer Elementary School, located steps from restaurants, shopping, schools, and minutes to downtown Kelowna. This property is zoned UC5 (Pandosy Urban Centre) which the zoning allows for up to 6 stories and 1.8 FAR; subject to meeting all zoning bylaw regulations and city verification. Buyer should complete their own due diligence on potential development. (id:6769)

Laundry room 4' x 3'

Bedroom 11'0" x 12'0"

Bedroom 11'0" x 13'0"

4pc Bathroom Measurements not available

Living room 12'0" x 15'0"

Kitchen 8'0" x 11'0"

4pc Bathroom 9'0" x 12'0"

Bedroom 9'0" x 12'0"

3pc Ensuite bath Measurements not available

Primary Bedroom 10'0" x 12'0"

Family room 12'0" x 24'0"

Kitchen 8'0" x 9'0"

Dining room 8'0" x 9'0"

Living room 12'0" x 17'0"

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>



**Royal LePage Locations West Realty**

484 Main Street, Penticton, BC,

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

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.