



# 305 & 295 Clarissa Road Kelowna British Columbia

\$3,188,000

**\*\*DEVELOPER ALERT\*\*** RARE opportunity to develop 1.48 acres (64,468.80 sq ft) of MF2 zoned land in the heart of Rutland South. MF2 zoning supports row townhomes up to 3 storeys high. The property currently features a single family home and a Tenanted fourplex (mo. to mo.). Walking distance to Ecole Belgo Elementary School, Transit and is across the street from Belgo Park. Close to many restaurants, shopping, schools, Rutland arena and the YMCA. Bring your development ideas, potential FAR of approx 1.0 (id:6769)

Family room 14'8" x 20'3"

Bedroom 9'10" x 10'9"

Full bathroom Measurements not available

Kitchen 10'9" x 12'4"

Other 15'5" x 16'8"

Laundry room 9'9" x 5'5"

2pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Office 16'8" x 11'5"

Bedroom 10'11" x 11'10"

Primary Bedroom 18'6" x 11'9"

Dining room 14' x 11'5"

Living room 20'11" x 13'

Kitchen 14' x 10'2"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.sandrascott.ca/>



**Royal LePage Locations West Realty**

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