



# 3804 Brown Road West Kelowna British Columbia

\$699,999

As one of the lowest-priced single-family homes in the area with such strong future land use potential, this is an exceptional holding property for any first time home buyer, investor or developer. 3804 Brown Rd is a prime 0.18-acre corner lot located within the highly sought-after Westbank Urban Centre Residential shoulder. This property offers incredible potential for future development, with zoning (WUC3) allowing for up to 12 stories and a FAR up to 4.1 for taller buildings, and 2.6 FAR for buildings up to 6 stories. Situated just steps away from Shoppers Drug Mart, Save On Foods, Anytime Fitness, and BC Liquor, this location ensures convenience at your doorstep. Plus, with 450m to the new City Hall, library, and Johnson Bentley Aquatic Centre, community amenities are all within walking distance. The main floor of this property boasts a spectacular lake view, making it a fantastic development opportunity, as well as an ideal investment for the future. The full basement with a separate entrance could be developed as a mortgage helper. Yet, still offering a comfortable, efficient dwelling. Don't miss your chance to secure this property with prime location, development potential, and breathtaking views—a true West Kelowna gem! (id:6769)

Utility room 14'5" x 16'10"

Storage 12'1" x 25'7"

Recreation room 17'11" x 19'7"

Laundry room 5'11" x 11'2"

3pc Bathroom 5'10" x 10'6"

Bedroom 10'8" x 7'11"

Living room 27'5" x 13'3"

Bedroom 11'2" x 10'9"

Kitchen 15'1" x 8'8"

4pc Bathroom 5' x 7'7"

Primary Bedroom 11'8" x 11'1"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<http://www.sellingkelownarealestate.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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