



781 Sutherland Avenue Kelowna British Columbia

\$1,200,000

This charming 2000 sqft home on a 56x138 lot with lane access offers a prime redevelopment opportunity. Rezoning options allow for multi-family units, such as 4-6 plexes, front-back duplexes, or keeping the main house with a carriage house. The lower level's potential for separate entrances adds versatility for rental income or extended family living. The home retains its original character with hardwood floors, sculpted molding, and plaster ceilings. The main level features 3 bedrooms, a full bathroom, spacious living and dining areas, and an updated kitchen with white cabinetry, new appliances, and ample counter space. A covered back deck enhances outdoor enjoyment. The lower level includes 2 additional bedrooms, a full bathroom, a rec room, and an office. Fully fenced with a sliding gate for parking off the laneway, it even has a white picket fence. This property is a fantastic investment as the area is transitioning to multi-family developments. When combined with the next-door home, developers can create up to 10 townhouse units, maximizing the investment potential. (id:6769)

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|--------------------------------|-------------------------------|
| Den 10'9" x 10'1" | Partial bathroom 7'11" x 6'4" |
| Bedroom 12'10" x 8'11" | Bedroom 11'1" x 9'10" |
| Recreation room 14'10" x 21'1" | Bedroom 12'0" x 9'1" |
| Bedroom 14'10" x 9'8" | Living room 16'7" x 12'1" |
| Laundry room 6'1" x 20'10" | Dining room 10'4" x 9'1" |
| Full bathroom 7'10" x 8'9" | Primary Bedroom 11'3" x 11'4" |
| Kitchen 11'2" x 14'10" | |

Listing Presented By:



Originally Listed by:
Woodhouse Realty



Royal LePage Locations West Realty

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