

# \$1,547,645 - 3020 Gordon Drive, Kelowna

MLS® #10338456

**\$1,547,645**

4 Bedroom, 2.00 Bathroom, 1,771 sqft

Single Family on 0.17 Acres

Kelowna South, Kelowna, British Columbia

UNIQUE DEVELOPMENT OPPORTUNITY w/  
LOADS of POTENTIAL in OKANAGAN  
COLLEGE TRANSIT DESIGNATED AREA,  
allowing up to 6 STOREYS and 2.5 FAR.

There are 9 other properties listed on Gordon Drive/Lowe Court. In a superb location (KEL SOUTH), within 400m of a Transit Exchange, meaning parking requirements greatly reduced (Commercial and Universal Accessibility Parking only). Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! City of Kelowna possibly rezoning to UC5. Gordon Drive is also a TRANSIT SUPPORTIVE CORRIDOR but with only 4 Kelowna TRANSIT ORIENTED AREAS under the NEW PROVINCIAL LEGISLATION, this parcel contains 5 of only 793 total lots being rezoned in the Transit Oriented Areas. Flat site, easy to build with exceptional exposure on Gordon and excellent access off Lowe Crt. Buyers to do own due diligence on intended use, both municipally and provincially. (id:6289)



Built in 1962

## Essential Information

Listing #	10338456
Price	\$1,547,645
Bedrooms	4
Bathrooms	2.00
Square Footage	1,771

Acres	0.17
Year Built	1962
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	3020 Gordon Drive
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W3R3

### Amenities

Parking Spaces	4
Parking	Carport
# of Garages	1

### Interior

Heating	Forced air
# of Stories	2

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	Royal LePage Kelowna
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