

# \$1,172,200 - 2855 Bouvette Street, Kelowna

MLS® #10346375

**\$1,172,200**

3 Bedroom, 2.00 Bathroom, 1,989 sqft

Single Family on 0.14 Acres

Kelowna South, Kelowna, British Columbia

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2855 Bouvette St is in PHASE 3 and there is the option to purchase PHASE 3 only, up to 1.498 acres or 65,252.88 sq ft. At 1.8 FAR, there is a potential 117,455.18 sellable sq ft and up to 150,081.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,724,500 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6289)

Built in 1983

## Essential Information

|           |             |
|-----------|-------------|
| Listing # | 10346375    |
| Price     | \$1,172,200 |



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,989         |
| Acres          | 0.14          |
| Year Built     | 1983          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Other         |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2855 Bouvette Street |
| Subdivision | Kelowna South        |
| City        | Kelowna              |
| Province    | British Columbia     |
| Postal Code | V1Y3K5               |

### Amenities

|                |                                                          |
|----------------|----------------------------------------------------------|
| Utilities      | Cable, Electricity, Natural Gas, Telephone, Sewer, Water |
| Parking Spaces | 6                                                        |
| Parking        | Street                                                   |

### Interior

|              |                                                                      |
|--------------|----------------------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Range - Electric, Microwave, Washer |
| Heating      | Electric Baseboard heaters                                           |
| # of Stories | 1                                                                    |

### Exterior

|          |                      |
|----------|----------------------|
| Exterior | Cedar Siding, Stucco |
| Roof     | Asphalt shingle      |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Coldwell Banker Horizon Realty |
|----------------|--------------------------------|



Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 3:46pm CDT