

\$1,396,000 - 3240 St. Amand Road, Kelowna

MLS® #10357069

\$1,396,000

4 Bedroom, 2.00 Bathroom, 2,660 sqft

Single Family on 0.34 Acres

Lower Mission, Kelowna, British Columbia

NEW PROPERTY added! Ideal TOWNHOUSE LAND ASSEMBLY located at 3240, 3250 and 3260 St Amand Rd, down quiet street just off KLO and Gordon. FRONTAGE is 418.14 ft and AREA is 1.07 acres or 46,609.2 sq ft (4300.14 sq m). Properties on this side of the street DO NOT back onto ALR land! With current MF1 zoning, you could build 6 ground-oriented units per lot (TOTALING 18-20 units), to a maximum of 3 storeys or 13.6m. If you rezone to MF2, City of Kelowna could support townhomes up to 3 storeys, with 80% site coverage and a 1.0 FAR, so likely up to 32 units >1750 sq ft with dbl garages! Land is great value at \$94.23/sq ft!! 3240, 3250 and 3260 St Amand Rd properties to be sold together. Residences are tenant and owner occupied, so notice must be given to walk properties. No interior showings without an Accepted Offer. This is a private CORE NEIGHBOURHOOD location in the middle of town! 10357009 & 10358378 (id:6289)

Built in 1968

Essential Information

Listing #	10357069
Price	\$1,396,000
Bedrooms	4
Bathrooms	2.00
Square Footage	2,660
Acres	0.34



Year Built	1968
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3240 St. Amand Road
Subdivision	Lower Mission
City	Kelowna
Province	British Columbia
Postal Code	V1W3P1

Amenities

Amenities	Public Transit, Recreation, Schools, Shopping
Utilities	Cable, Electricity, Telephone, Water
Features	Level lot, Treed, One Balcony
Parking Spaces	2
Parking	Attached Garage, RV
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Range - Electric, Oven, Washer
Heating	Electric Baseboard heaters
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood
# of Stories	1

Exterior

Exterior	Stucco
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Horizon Realty
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