

\$1,444,014 - 2830 Gordon Drive, Kelowna

MLS® #10333045

\$1,444,014

4 Bedroom, 2.00 Bathroom, 1,704 sqft

Single Family on 0.17 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: 2830 Gordon Dr 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 1949

Essential Information

Listing #	10333045
Price	\$1,444,014



Bedrooms	4
Bathrooms	2.00
Square Footage	1,704
Acres	0.17
Year Built	1949
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2830 Gordon Drive
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1W3R3

Amenities

Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Parking Spaces	6
Parking	Additional Parking

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Electric Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

Exterior

Exterior	Other
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office	Coldwell Banker Horizon Realty
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