

815 Rose Avenue, Kelowna, BC V1Y 5K3

List Price: \$399,000



### Fabulous Investment Property!

Huge 0.19 acre lot with RU6 zoning located near the Kelowna General Hospital in the trendy Kelowna South area for only \$399,000! Lots of possibilities with this one! RU6 zoning allows for duplex, carriage house or legal suite.



RU6 Zoning with large 0.19 acre lot!



506 Doyle Avenue, Kelowna, BC V1Y 6V8 T 778.484.5253 F 778.484.5252  
[www.LakeOkanaganRealty.com](http://www.LakeOkanaganRealty.com)



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\*\*Not intended to solicit currently listed properties or buyers under contract.

Fabulous  
Investment  
Property!

RU6 Zoning

Large Lot

Directions:

Between  
Ethel and  
Richter

Ideal investment property located near the Kelowna General Hospital in the trendy Kelowna South area.

This property boasts RU6 zoning which allows for a legal suite, carriage house or a duplex with approval from the city. Lots of options!

Large lot of 0.19 acres, 4 bedrooms, 1 bathrooms, rancher with fully finished basement, new laminate floor, 1187 sq. ft. on main and 575 sq. ft. in basement.

Lots of room for parking for cars or RV. Quiet street.

Incredible value!

To schedule a private  
viewing please call:

**250.870.2792**



### Measurements

- Master Bedroom 11' x 13'
- Kitchen 12' x 8'
- Rec Room 29' x 14'11"
- 2nd Bedroom 11' x 9'11"
- Living Room 12' x 17'
- 3rd Bedroom 10' x 14'
- 4th Bedroom 13' x 9'
- Dining Room 9' x 8'

### Details

- MLS # 10055499
- 1,762 sq. ft.
- 4 bedrooms
- 1 bathroom
- 0.19 acres
- RU6 zoning
- Yearly Taxes = \$2,604
- Large rec room in basement
- Central location
- Municipal water and sewer
- Natural Gas
- Lane access in back
- PID: 009-888-888
- 64' frontage and 130' depth
- New laminate floors
- Rancher with full basement
- Large covered patio
- Close to hospital, parks, lake, public transit, grocery store, etc.



**Alexandra Axsen**  
Owner/Managing Broker  
Lake Okanagan Realty

Tel: 250.870.2792  
Fax: 778.484.5252

Alex@LakeOkanaganRealty.com  
Www.LakeOkanaganRealty.com

