

412 Christleton, Kelowna



SOUTH PANDOSY INVESTMENT PROPERTY

INVESTORS! It's all about location, strategic location. Walking distance to hospital, beaches tennis and the South Pandosy shopping area. Redeveloping area, the property has a large lot with rezoning potential.

Currently functioning as a cute little 1212 square foot 2 Bedroom plus Den rental, with cozy wood fire place and hardwood floors. Includes storm windows, all appliances and has it's own very efficient hot water boiler heating system.

Offered at

\$479,000.

- 2 Bedroom + Den
- 1 Bathroom
- 1212 Square Feet
- Crawl Space
- 50' x 165' Lot
- Back lane access

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manuella
FARNSWORTH

412 Christleton, Kelowna MLS# 10064217



MEASUREMENTS

MAIN FLOOR: 1212 SQ FT

Living Room	13' x 21'
Dining Room	9'6 x 11'
Kitchen	10' x 13'
Master Bedroom	11' x 13'6
Bedroom 2	10' x 10'
Den	10'6 x 11'6
Main Bath (4 pc)	
Utility	7'6 x 11'6

Please note: All information and measurements are deemed correct but not guaranteed. Please verify if important.

PROPERTY DETAILS

Lot Size	0.19 acres
Total Square Feet	1212
2013 Taxes	\$2948.
Year built	1948




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