



# 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.

Cell: 250-317-4008 manuellafarnsworth@gmail.com

Office: 250-860-4300

www.manuellafarnsworth.com

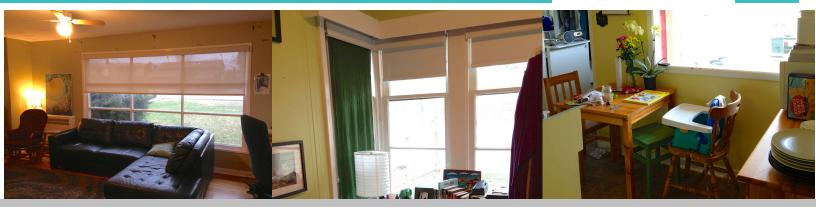
Offered at

\$479,000.

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



412 Christleton, Kelowna MLS# 10064217



#### **MEASUREMENTS**

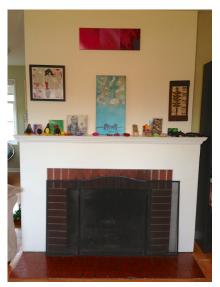
#### MAIN FLOOR: 1212 SQ FT

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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