

# \$2,999,000 - 305 & 295 Clarissa Road, Kelowna

MLS® #10317011

**\$2,999,000**

3 Bedroom, 3.00 Bathroom, 1,400 sqft

Single Family on 1.48 Acres

Rutland South, Kelowna, British Columbia

**\*\*DEVELOPER ALERT\*\*** RARE opportunity to develop 1.48 acres (64,468.80 sq ft) of MF2 zoned land in the heart of Rutland South. MF2 zoning supports row townhomes up to 3 storeys high. The property currently features a single family home and a Tenanted fourplex (mo. to mo.). Walking distance to Ecole Belgo Elementary School, Transit and is across the street from Belgo Park. Close to many restaurants, shopping, schools, Rutland arena and the YMCA. Bring your development ideas, potential FAR of approx 1.0 (id:6289)

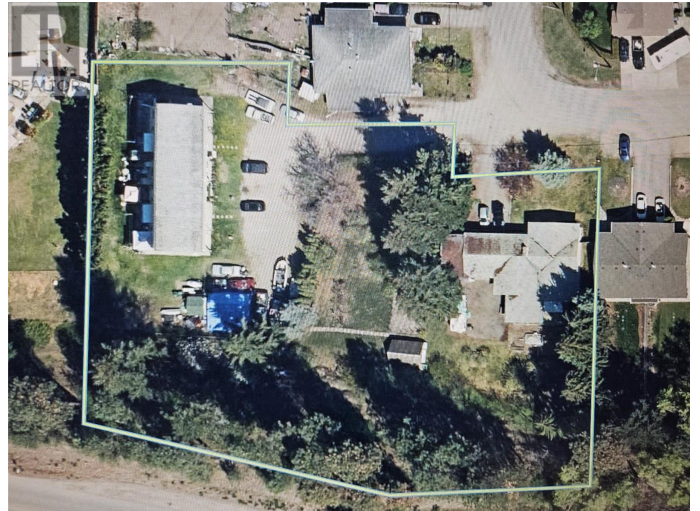
Built in 1967

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10317011      |
| Price          | \$2,999,000   |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,400         |
| Acres          | 1.48          |
| Year Built     | 1967          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 305 & 295 Clarissa Road |
| Subdivision | Rutland South           |
| City        | Kelowna                 |



|             |                  |
|-------------|------------------|
| Province    | British Columbia |
| Postal Code | V1X1C7           |

### Amenities

|                |                     |
|----------------|---------------------|
| Parking Spaces | 9                   |
| Parking        | Attached Garage, RV |
| # of Garages   | 3                   |

### Interior

|                 |            |
|-----------------|------------|
| Heating         | Forced air |
| Fireplace       | Yes        |
| # of Fireplaces | 2          |
| Fireplaces      | Gas,Wood   |
| # of Stories    | 2          |

### Exterior

|      |                 |
|------|-----------------|
| Roof | Asphalt shingle |
|------|-----------------|

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                      |
|----------------|----------------------|
| Listing Office | Royal LePage Kelowna |
|----------------|----------------------|



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