

\$2,350,000 - 3830 Gellatly Road S, West Kelowna

MLS® #10346635

\$2,350,000

4 Bedroom, 3.00 Bathroom, 2,182 sqft
Single Family on 0.85 Acres

Westbank Centre, West Kelowna, British Columbia

Attention Investors! Here's a golden opportunity—a 0.85-acre property with Development Permits for 20 lake-view townhouses, along with valuable city DCC credits earmarked for road frontage enhancements. Everything is set for a savvy investor to step in and capitalize. Not keen on townhouses? No worries! The Official Community Plan (OCP) designates this land as MDR, Medium Density Residential. Furthermore, the \$3,500 monthly rent from this well-maintained house can offset mortgage expenses. The location couldn't be better. Within a 5-minute drive, you'll find yourself at the beach or the shopping center. And in just 10 minutes, you can be indulging in the wines of the Okanagan. Situated adjacent to the new and burgeoning community Shorerise, this spot is becoming one of the most sought-after in West Kelowna. Don't delay—seize this promising opportunity today! (id:6289)

Built in 1999

Essential Information

Listing #	10346635
Price	\$2,350,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	2,182





City of West Kelowna
2780 Cameron Road, West Kelowna, BC V1Z 2T6
Phone: (250) 861-1000 Fax: (250) 861-1005
Website: www.westkelowna.ca



WESTMAP
Property Report
Report Produced on: 5/14/2024 4:42:47 PM



Parcel Number: 36454572.025
Property location within the City of West Kelowna



Report Generated on: 5/14/2024 4:42:47 PM

Property Information
PID: 022-008-4100 LOTS: 2 Plan #: 10346635 District Lot: 3107 Lot Size: 0.85 acres (369.82 sqft)
Property Address: 3830 GELLATLY RD S
Zoning Code: R3 Low Density Multiple Residential Zone
DP Areas: Wildlife Interface, Farm & Character (Pharmaceuticals) Wildlife
OCP Code: MDR Medium Density Residential
Neighbourhood: Gesta Peak / Gellatly

Actual Use: 000 Single Family Dwelling
Land Value: \$950,000.00
Improvements Value: \$400,000.00
Total Value: \$1,350,000.00

Sewer Service Connected: YES
Water System: Powers Creek Water System
Sewer System: N/A
Sewer Disposal: N/A
Electricity Provider: BC Hydro **Gas Provider:** Fortis BC

Extra Legal Information:
PLAN 10346635 LOT 2 DISTRICT LOT 3107 G010000.00
V.O.P. N/A DISTRICT

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Acres	0.85
Year Built	1999
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3830 Gellatly Road S
Subdivision	Westbank Centre
City	West Kelowna
Province	British Columbia
Postal Code	V4T2K6

Amenities

Amenities	Shopping
Utilities	Sewer, Water
Features	Private setting, Two Balconies
Parking Spaces	2
Parking	Additional Parking, Attached Garage
# of Garages	2
View	Lake view, Mountain view
Has Pool	Yes
Pool	Above ground pool

Interior

Appliances	Refrigerator, Dishwasher, Range - Electric, Hood Fan, Washer & Dryer
Heating	Electric Baseboard heaters
Cooling	Central air conditioning
Fireplace	Yes
# of Stories	2

Exterior

Exterior	Stucco
Roof	Asphalt shingle

Additional Information

Zoning	Multi-Family
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Listing Details

Listing Office	Laboutique Realty (Kelowna)
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Listing information last updated on October 20th, 2025 at 11:16am PDT