

\$1,499,900 - 2261 Burnett Street, Kelowna

MLS® #10348401

\$1,499,900

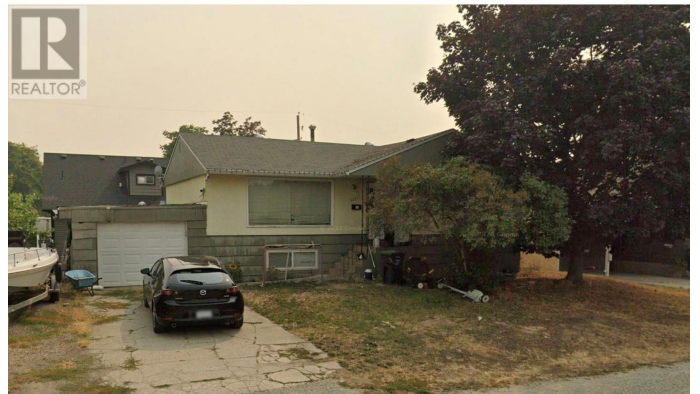
4 Bedroom, 2.00 Bathroom, 1,804 sqft

Single Family on 0.20 Acres

Kelowna South, Kelowna, British Columbia

2261 Burnett is ONE lot out of a potential land assembly in Kelowna's Health District. This property has an original home that could be suited, as well as a carriage home in the back, so there is income potential for a buyer looking for fantastic future development potential.

According to the City of Kelowna website, the value of property located around the hospital area in the health centre zone is influenced by several factors, such as: 1. The proximity to Kelowna General Hospital. 2. The availability of health services and related businesses in the area, which create a high demand for office, retail, and residential space. 3. The designation of the area as a Core Area-Health District (C-HTH) in the 2040 Official Community Plan (OCP), which supports the development of a vibrant health district that integrates hospital-related services with the surrounding neighbourhoods. 4. The potential for future growth and redevelopment in the area, as guided by the Hospital Area Plan, the 2040 OCP, and the 2040 Transportation Master Plan. Some of the information provided in this listing is based in part by advice and visuals obtained from IHS Design. For example, they have suggested that, based on a 3 lot assembly proposed site area of 0.63 acres, there is 6 storey building height potential and a maximum FAR = 1.8 (approx 4572 sq m/49,212 sq ft). Drive by and have a look! This is a fantastic neighbourhood opportunity! (id:6289)



Built in 1962

Essential Information

Listing #	10348401
Price	\$1,499,900
Bedrooms	4
Bathrooms	2.00
Square Footage	1,804
Acres	0.20
Year Built	1962
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2261 Burnett Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y2T7

Amenities

Amenities	Public Transit, Park, Recreation, Schools, Shopping
Features	Level lot
Parking Spaces	8
Parking	Additional Parking, Attached Garage, Rear
# of Garages	2

Interior

Heating	Electric
# of Stories	2

Exterior

Exterior	Stucco, Wood
Exterior Features	Level
Roof	Asphalt shingle

Additional Information

Zoning	Unknown
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Listing Details

Listing Office

Coldwell Banker Horizon Realty



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