

\$850,000 - 3339 Bothe Road, Kelowna

MLS® #10353132

\$850,000

6 Bedroom, 3.00 Bathroom, 2,451 sqft

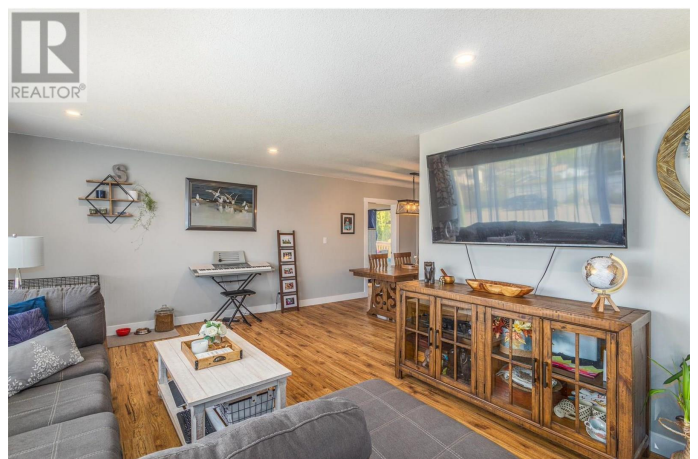
Single Family on 0.16 Acres

Springfield/Spall, Kelowna, British Columbia

Offering strong rental income and future redevelopment potential, this property is an excellent investment opportunity. The land is already zoned to accommodate up to 6 townhouses and is located on a quiet street close to all that the South Pandosy neighbourhood has to offer—shopping, restaurants, beaches, schools, H2O Centre, public transit, and much more. Higher floors will enjoy beautiful pastoral views in almost every direction and will aid any future development in being a big success! Good rental revenue ensures that you can continue to rent out the property until the timing is right to redevelop or cash out. The increased Property Transfer Tax Exemption on new construction means that a buyer can now purchase an \$850k townhouse with only \$60k down if they are eligible for the GST and PTT exemptions. Furthermore, the latest change allowing high-ratio mortgages to amortize new construction over 30 years could result in said buyer's mortgage payment being only \$3.5k/mo (assuming a 3.09% interest rate at time of project completion). Sample floor plans have been provided to demonstrate what is possible, but the extensive street frontage of this lot provides considerable flexibility to realize your own development vision. (id:6289)

Built in 1967

Essential Information



Listing #	10353132
Price	\$850,000
Bedrooms	6
Bathrooms	3.00
Square Footage	2,451
Acres	0.16
Year Built	1967
Type	Single Family
Sub-Type	Freehold

Community Information

Address	3339 Bothe Road
Subdivision	Springfield/Spall
City	Kelowna
Province	British Columbia
Postal Code	V1W3M3

Amenities

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping
Features	Level lot, Corner Site, Two Balconies
Parking Spaces	5
Parking	Additional Parking, Attached Garage
# of Garages	1
View	Mountain view, Valley view, View (panoramic)

Interior

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
# of Stories	2

Exterior

Exterior	Stucco, Wood siding
Exterior Features	Landscaped, Level
Roof	Asphalt shingle

Additional Information

Zoning	Multi-Family
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Listing Details

Listing Office

Century 21 Assurance Realty Ltd



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