

# \$1,447,540 - 2913 Bouvette Street, Kelowna

MLS® #10345686

**\$1,447,540**

3 Bedroom, 2.00 Bathroom, 1,139 sqft

Single Family on 0.16 Acres

Kelowna South, Kelowna, British Columbia

NEW USE and ZONING change to UC5 for this Colossal Development Opportunity! With PHASE 1 in the OKANAGAN COLLEGE TOA (Transit Oriented Area), PHASES 2 and 3 on a TRANSIT SUPPORTIVE CORRIDOR, this LAND ASSEMBLY offers a total potential of 4.331 acres or 188,658.36 sq ft of land! Each phase is now UC5, allowing 6 storey mixed use. The total Assembly has a combined FAR of 380,017.44 sellable sq ft and up to 474,346.62 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$37,694,225 PLS NOTE: 2913 Bouvette Street is in PHASE 2 and there is the option to purchase PHASE 2 only, up to 1.507 acres or 65,644.92 sq ft. At 1.8 FAR, there is a potential 118,160.86 sellable sq ft and up to 150,983.32 sellable sq ft with bonuses up to .5 FAR added. TOTAL LIST PRICE \$12,897,725 Easy walk to buses, college and high schools, beaches, restaurants, shopping, the hospital and more! Flat site, easy to build, with exceptional exposure on Gordon Dr and excellent access off Bouvette St and Lowe Ct. Buyers to do own due diligence on intended use, both municipally and provincially. Some lots not listed. (id:6289)

Built in 1983

## Essential Information

Listing #	10345686
Price	\$1,447,540



Bedrooms	3
Bathrooms	2.00
Half Baths	1
Square Footage	1,139
Acres	0.16
Year Built	1983
Type	Single Family
Sub-Type	Freehold
Style	Ranch

### **Community Information**

Address	2913 Bouvette Street
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y3K5

### **Amenities**

Amenities	Golf Nearby, Park, Recreation, Schools, Shopping
Features	Cul-de-sac, Level lot, Irregular lot size
Parking	Carport
# of Garages	1

### **Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Range - Electric, Washer
Heating	Forced air, See remarks
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1

### **Exterior**

Exterior	Brick, Stucco
Exterior Features	Level
Roof	Asphalt shingle

### **Additional Information**

Zoning	Unknown
--------	---------

### **Listing Details**

Listing Office

Coldwell Banker Horizon Realty



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 10:46am MDT