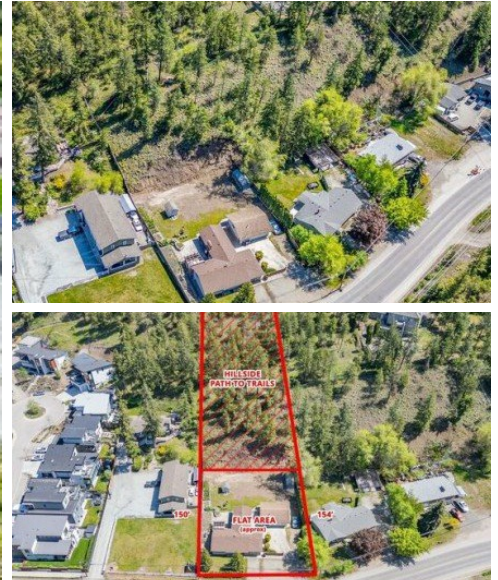


365 Clifton Road
Kelowna, BC V1Y 6C2

CENTURY 21
Assurance Realty Ltd.

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MLS# 10371643



\$1,099,000

3 Bedrooms | 2 Bathrooms | 1,726 Sqft

A rare opportunity to create your dream home on a remarkable 1.16-acre property in one of Kelowna's most sought-after locations. Ideally positioned between Knox Mountain Park, Magic Estates, and the Wilden neighbourhood, this property offers privacy, natural beauty, and close proximity to the city. Backing directly onto Knox Mountain Park and just steps from Blair Pond, the setting is perfect for those who value outdoor living. Enjoy immediate access to hiking and walking trails, playgrounds, tennis and pickleball courts, and peaceful natural surroundings all from your own backyard. The existing 4-bedroom, 1.5-bathroom home with a detached shop provides an excellent opportunity to renovate and customize a residence that complements the expansive lot. The building site has been cleared to the slope, creating a generous, usable area ideal for outdoor living spaces, gardens, or future expansion. Power, gas, and sewer are available at the frontage. The home is currently rented, offering flexibility while you plan your vision. For added long-term value, the City of Kelowna has conditionally approved a Preliminary Layout Review (PLR) for subdivision (details available upon request). Whether you're envisioning a private estate-style retreat or a beautifully renovated family home surrounded by nature, this property offers an exceptional canvas in a premier



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