



# 1365 Mountainview Street 1&2 Kelowna British Columbia

\$1,170,000

Located on a .23 acre lot with MF1 zoning, this charming duplex-style rancher features two side x side attached units, each with its own unique appeal. Both homes are designed to provide comfort and privacy, making this an ideal investment opportunity or multi-family living solution. In addition to a detached single car garage, there's also a double garage accessible by laneway access. Each unit has it's own driveway with ample parking space. The separate backyard spaces for each unit offer a perfect retreat for outdoor living in privacy. MAIN HOME #1: The primary unit boasts a bright, open-concept living and kitchen area, recently updated w. quartz countertops and stainless steel appliances. Access the enclosed sunroom off the kitchen, which leads out to your expansive deck, perfect for entertaining or relaxing in a private setting. There are 2 bedrooms & 1 bathroom on the main floor. The lower level offers plenty of potential, with an additional 2 bedrooms, den, recreation room, & laundry/utility room- providing ample space for customization to suit your needs. SUITE #2: Added in 2016, the 2nd unit features a spacious open-concept layout with 2 beds, 1 bath & laundry closet. The modern kitchen is equipped with a central island w. seating, and a pantry for added storage. Step out onto a cozy outdoor patio and enjoy the fully enclosed yard space. This property is a rare find that checks all the boxes. You don't want to miss this one! (id:6769)

Bedroom 11'2" x 13'5"

Utility room 6'7" x 10'6"

Den 9'9" x 8'6"

3pc Bathroom 5'7" x 6'10"

Bedroom 12'7" x 10'

Primary Bedroom 10'7" x 13'5"

5pc Bathroom 6'9" x 13'1"

Bedroom 11'2" x 13'5"

Living room 15'7" x 14'3"

Kitchen 13'8" x 9'

Recreation room 17'10" x 12'2"

4pc Bathroom 6'4" x 6'10"

Bedroom 9'7" x 10'10"

Primary Bedroom 12'11" x 12'1"

Kitchen 17'8" x 10'9"

Living room 15'7" x 14'3"

Listing Presented By:



Originally Listed by:

Engel & Volkers Okanagan

<http://keepingupwithkelowna.net/>



Royal

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Dining room 9'4" x 7'10"