



1404 Graham Street Kelowna British Columbia

\$949,000

This downtown historic gem is full of timeless character, while modern updates blend seamlessly with the home's heritage appeal. From the original fir floors underfoot to the working brass doorknobs, every detail whispers of quality craftsmanship built to last for generations. This 0.17 acre corner lot is one of the largest lots available downtown. (The 0.17 acre corner lot next door is for sale too). Road access on 3 sides, and multi family zoning means excellent value for future development. With a picket fence and lush flower gardens, this charming 3-bedroom, 1-bath home offers something rare downtown: a spacious yard shaded by a magnificent heritage walnut tree, and a cherry tree that blooms each spring. Imagine sipping coffee on the quaint back porch while enjoying birdsong in this quiet neighborhood. Inside, the kitchen and lower-level flooring have been refreshed, hot water on demand system added, the bathroom tastefully updated (and features the original cast iron clawfoot tub), and the roof replaced, so you can move in and relax. There's a double carport, and plenty of free street parking for guests. But with everything Kelowna has just outside your door-restaurants, shops, Martin Park next door, and the lake only an 11-minute walk away--you might find yourself walking or biking everywhere! If you've been dreaming of owning a cute, historic single-family home, close to downtown where you can enjoy both urban conveniences and the peace of your own space, this is it!

(id:6769)

Bedroom 13' x 10'

Bedroom 12' x 12'

Dining room 7' x 7'

Laundry room 9' x 10'

4pc Bathroom 7'8" x 5'8"

Primary Bedroom 14'3" x 9'7"

Living room 17'3" x 14'8"

Kitchen 11'11" x 7'7"

Listing Presented By:



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Royal LePage Kelowna

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