

1473 Columbia Street Penticton British Columbia

$1,050,000

Opportunity knocks at 1473 Columbia Street. This well-laid-out duplex offers approximately 3,286 sq ft of finished interior space, with two spacious units of roughly 1,650 sq ft each, eight bedrooms in total and a flexible layout for investors, multi-generational families or owner-occupiers. Unit A (approx. 1,651 sq ft | 3 bedrooms | 2 baths) The main floor (about 854 sq ft) features a bright kitchen, separate dining and living areas, a primary bedroom, a second bedroom and a 4-piece bath. A 145 sq ft sun room adds a welcome bonus space for morning coffee, a home office or a reading nook. The lower level (about 797 sq ft) is set up as its own living space, with a kitchen, dining area, living room, bedroom, 3-piece bath and a generous 120 sq ft laundry room. Unit B (approx. 1,635 sq ft | 5 bedrooms | 2 baths) The main floor (about 856 sq ft) has a similar layout to Unit A, with a kitchen, dining and living areas, a primary bedroom, a second bedroom and a 4-piece bath. The lower level (about 779 sq ft) adds three more bedrooms, a 199 sq ft rec room, a 3-piece bath, laundry and a utility room, which makes it a great fit for a growing family or extended household. Outside, the property is fully fenced, with a private backyard, a stone walkway and an asphalt driveway with ample parking. Live in one unit and rent the other, or add a well-located income property to your portfolio. Contact your Realtor today for details and to book a viewing. (id:6769)

Primary Bedroom 13'4'' x 11'3''
Living room 12'3'' x 10'9''
Kitchen 14'7'' x 9'7''
Dining room 12'3'' x 7'10''
Bedroom 13'4'' x 10'8''
4pc Bathroom Measurements not available
Utility room 6'11'' x 3'4''
Recreation room 17'8'' x 13'6''
Bedroom 12'2'' x 9'6''
Bedroom 12'3'' x 9'8''
3pc Bathroom Measurements not available
Living room 12'7'' x 11'7''
Laundry room 17'5'' x 9'6''
Kitchen 11'3'' x 10'1''
Dining room 11'5'' x 7'1''
Bedroom 12'3'' x 11'5''

Listing Presented By:

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eXp Realty

http://www.maapgroup.com/

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Laundry room 9'8'' x 5'4''

Bedroom 12' x 8'5''

3pc Bathroom Measurements not available

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