



## 2375 Charolais Road Kelowna British Columbia

\$929,900

LOCATION!! LOCATION!! INVESTOR ALERT! FUTURE DEVELOPMENT POTENTIAL! PRICED 100K BELOW THE CURRENT BC ASSESSMENT! This South Kelowna 4 Bedroom & Den- 2 Bath Home with a self contained INLAW SUITE sits on a HUGE .25 Acre MF1 Zoned CORNER LOT. The Main Level of this UPDATED and WELL MAINTAINED home features a large kitchen with tons of storage, warm cork floors, stainless appliances and a breakfast bar that opens up to a bright dining room area and walks out to the extra large covered sun deck for your BBQ and outdoor entertaining. Enjoy the open living room as well as an extra large primary bedroom, a 2nd bedroom and a lovely large bathroom to complete this level. Downstairs is a self contained suite with Kitchen, Living room with a cozy gas fireplace, 2 more bedrooms, a den that is bedroom sized (without a closet) and an extra storage space. Laundry is located on the lower level, and has an outdoor door, allowing shared laundry. This home has a 2 car detached heated garage, with a carport and parking for an RV, Boat and all of the toys! The yard is pool sized and fully landscaped with irrigation. AC and Central Vac. This is an amazing home in an amazing location! Walk to Guisachan Village Center, Guisachan Heritage Park, Cameron Park, the Hospital, Schools, Okanagan Lake and Pandosy Shopping District, everything you need is just minutes away. This home offers so many options for today and future development potential!! MUST SEE!! OPEN HOUSE SUNDAY JANUARY 19, 2025 12-3pm. (id:6769)

Other 26'5" x 11'2"

Other 26'5" x 14'2"

Storage 5'11" x 4'7"

Laundry room 11'2" x 11'5"

Foyer 11'5" x 8'9"

Den 11'5" x 8'10"

Full bathroom

Dining room 11'5" x 12'7"

Kitchen 11'2" x 13'2"

Primary Bedroom 21'7" x 11'4"

Bedroom 14'9" x 9'1"

Bedroom 11'5" x 7'8"

Full bathroom 11'2" x 7'8"

Living room

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Bedroom 14'9" x 9'1"

Kitchen 11'7" x 13'2"

Living room 15'1" x 21'1"