



## 240 Bach Road Kelowna British Columbia

\$789,000

LOCATION, LOCATION, LOCATION and TWO BEDROOM LEGAL SUITE. Exceptional investment opportunity in the heart of Rutland. This bright and well-maintained property features a legal suite with a separate entrance and separate electrical meter, making it ideal for investors, multi-generational living, or mortgage-helper income. Perfectly situated just steps to three schools, YMCA, Rutland Activity Centre, Arena and Recreation Park with downtown Rutland only a short walk away. Set on a large 0.22-acre lot backing onto school, this property offers both privacy and future potential. The upper and lower suites each feature 2 bedrooms and 1 full bathroom, with durable laminate flooring, vinyl flooring and tile throughout. Separate laundry for each suite adds convenience, while ample parking and a newer driveway provide excellent functionality. New hot water on demand system and most windows have been replaced. Home in very good condition. The fully fenced and gated backyard is perfect for children, pets, or tenants to enjoy. This home has been well cared for and is truly move-in ready with very little left to do. Zoned MF1, allowing for up to four units, this is an outstanding holding property with strong future development potential in a highly desirable central location. (id:6769)

4pc Bathroom 9'1" x 4'11"

Bedroom 8'10" x 10'

Bedroom 10'6" x 11'4"

Dining room 9'1" x 9'6"

Kitchen 9'1" x 7'1"

Living room 14'11" x 16'10"

Other 28'7" x 13'

4pc Bathroom 11'6" x 4'11"

Bedroom 11'6" x 8'6"

Dining room 10'1" x 9'3"

Laundry room 8'1" x 5'

Kitchen 9'8" x 10'2"

Primary Bedroom 11'7" x 12'6"

Living room 15'4" x 17'4"

Listing Presented By:



Originally Listed by:

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