

255 Holbrook Road Kelowna British Columbia

$899,800

FULL DUPLEX that is EASY TO SUITE, making it a potential 4-plex, or an excellent development property for a 6-plex. Welcome to 255 Holbrook Rd West! This full duplex is a great opportunity for investors or multi generational families living under one roof! It is The large 0.22 acre (9,150 sqft) lot is 75x125. The main level on both sides of this home offer spacious floor plans with large windows, U-shaped kitchen, 2 generously sized bedrooms, and 1 full 4-piece bath with a tiled tub & shower combo. SIDE A: The basement also includes another bedroom, its own laundry and plenty of space to customize in the rest of the partially finished basement! SIDE B: Heading downstairs includes access to the garage and a finished basement with another bedroom, large rec room, den, and a water closet off the open laundry area. Lots of parking with carport and room for an RV, plenty of storage space. Separate hot water tanks (replaced in 2024 & 2022), 100a service each and a recently pumped septic tank. Centrally located just minutes from groceries, shopping, parks and all the other amenities of HWY 33! This lot appears to fit the requirements for the fast track infill ""Field House6"" plan www.faasarch.com/field6 (id:6769)

Laundry room 9'11'' x 8'11''
1pc Bathroom 5'5'' x 3'2''
Den 10'11'' x 9'5''
Bedroom 14'6'' x 8'11''
Recreation room 22'8'' x 18'10''
Bedroom 14'6'' x 8'10''
4pc Bathroom 6'9'' x 7'2''
Bedroom 9'0'' x 11'10''
Primary Bedroom 10'0'' x 11'10''
Living room 14'5'' x 16'0''
Dining room 11'6'' x 9'10''
Kitchen 7'11'' x 9'10''
4pc Bathroom 6'8'' x 7'1''
Bedroom 9'1'' x 11'10''
Primary Bedroom 9'11'' x 11'10''
Living room 14'4'' x 16'1''
Dining room 11'5'' x 9'10''
Kitchen 8'0'' x 9'9''

Listing Presented By:

Originally Listed by:
REMAX Kelowna

http://www.kriegfamily.ca/

Royal LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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