



260 Langford Road Kelowna British Columbia

\$799,900

Are you looking for the shop of your dreams with a well cared for and updated home included? This home and property has seen countless updates over the past few years and has many notable features: A fresh coat of paint upstairs in 2026; New water main shut off and dual check back flow prevention valve in 2025; New grass / 8 zone irrigation in the backyard in 2025; New white vinyl fencing, fully enclosed back yard in 2025; Heat pump system installed in 2024; New exterior paint and Hardie board installed on house exterior in 2023; 30'x32' shop with 11.5' ceilings and 16' x 10' door, built in 2023, powered, reinforced 6" slab, and additional insulation/sound proofing; New Basement windows and Patio Door in 2022; Hot water tank replaced in 2019; Shingles replaced in 2017; Upstairs windows on North side of house replaced in 2017; Upstairs bathroom renovated in 2017; Downstairs & downstairs bathroom renovated in 2019 with new vinyl plank flooring in 2023. The basement is ready to have a suite installed with a summer kitchen with stove plug in place already, and includes a large cold storage room. Annual plants in the garden beds include Asparagus, strawberries, raspberries, rhubarb, chives, and sage. Parking is plentiful with a single car covered carport, the detached shop, and large driveway. The 0.23 Acre lot has MF1 zoning allowing for up to 6 units to be constructed, adding to the future development value of the property. (id:6769)

- Other 10'7" x 6'2"
- Storage 11'3" x 4'10"
- Recreation room 19'1" x 12'0"
- Laundry room 7'9" x 7'9"
- Den 10'7" x 5'10"
- Primary Bedroom 16'11" x 12'1"
- 3pc Ensuite bath 6'7" x 6'10"

- Living room 17'6" x 13'7"
- Kitchen 9'2" x 11'3"
- Dining room 9'11" x 11'8"
- Bedroom 12'3" x 10'4"
- Bedroom 11'6" x 11'2"
- 4pc Bathroom 8'0" x 5'0"

Listing Presented By:



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Chamberlain Property Group

<http://www.joshmiko.ca/>



Royal

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