



## 264 Douglas Avenue Penticton British Columbia

\$1,049,000

Co housing opportunity! with two, 2 bedroom homes on one lot. Cute two-bedroom home shares a .149-acre lot with a brand new (2023) two-storey 2 bedroom carriage house off the back lane. Original home was renovated in 2020, all walls freshly insulated and rebuilt with new drywall, ceilings raised, and pot lights installed. All new window blinds and hot water tank 2020. Newer gas fireplace. Bonus room at back of house with new washer/dryer (2023). Back deck and mostly fenced back yard are great for kids or pets. New irrigation system and landscaping. Keep the original home as a rental or replace it with a new 2-3 storey home for yourself. Carriage house was professionally designed and built by Harmony Homes of Kelowna. Two large separated single garages below and a bright two-bedroom apartment above. One oversized garage is currently used by the main house and the other garage, wired for a car charger, is used by the carriage house. Good-sized bedrooms, quality finishes throughout, large windows with views of the hills surrounding Penticton, and lots of storage. Private outdoor patio area and an additional parking spot off the back lane. Both homes have great tenants who want to stay. Property is centrally located, walking distance to grocery store and drug store and a half-block from the Lake-to-Lake bike path. Don't miss out on this unique opportunity! (id:6769)

Primary Bedroom 10'4" x 10'2"

Office 19' x 9'1"

Living room 14'1" x 15'8"

Kitchen 12'7" x 10'11"

Bedroom 10'4" x 9'3"

4pc Bathroom 6'11" x 5'11"

Primary Bedroom 12'5" x 11'10"

Living room 15'3" x 13'4"

Kitchen 13'8" x 12'8"

Bedroom 9'11" x 11'11"

Full bathroom 8'10" x 5'4"

Other 5'9" x 4'11"

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Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

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