



# 265 & 269 Muir Road Kelowna British Columbia

\$1,250,000

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

Welcome to 265 & 269 Muir Road, an exceptional investment and lifestyle opportunity! Situated on a large lot with significant future development potential, this unique offering combines strong rental income, modern living, and long-term upside. The property features a stunning 2023-built carriage home offering 2 bedrooms, 2 bathrooms, laundry, attached garage, and covered carport. Thoughtfully designed with contemporary finishes and open-concept living, the carriage home provides excellent flexibility for extended family, owner occupancy, or additional rental income. The main residence is fully tenanted and generating immediate revenue. The upper level features 4 spacious bedrooms, a generous living area, and an updated kitchen ideal for growing families. The self-contained lower suite offers 1 bedroom plus office space, making it perfect for tenants seeking a work-from-home setup. Both suites have private entrances and separate laundry facilities, maximizing convenience and rental appeal. Outdoor enthusiasts will appreciate the abundant parking for RVs, boats, trailers, and recreational vehicles. Whether you're seeking a cash-flowing investment, a multi-generational living arrangement, or a property with substantial future development potential, this opportunity checks all the boxes. Adding even greater value is the MF1 zoning, which may allow for future redevelopment of approximately 4 to 6 dwelling units (buyer to verify with the City of Kelowna). (id:6769)



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

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

- Full bathroom 9'4" x 6'6"
- Bedroom 12'5" x 9'5"
- Bedroom 11'1" x 9'9"
- Bedroom 12'4" x 10'4"
- Primary Bedroom 12'0" x 10'0"
- Bedroom 15'0" x 11'10"
- Kitchen 11'8" x 10'2"
- Living room 13'0" x 27'8"
- Other 10'11" x 12'5"
- Bedroom 10'3" x 12'9"
- Full bathroom 11'4" x 9'6"
- Full bathroom 5'3" x 9'7"
- Full bathroom 5'3" x 9'2"
- Primary Bedroom 15'11" x 11'8"
- Living room 12'9" x 16'2"
- Kitchen 11'5" x 10'0"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Living room 11'0" x 12'9"

Bedroom 9'3" x 10'8"

Kitchen 12'9" x 12'9"