



371 Academy Way Kelowna British Columbia

\$1,049,000

INVESTOR ALERT - INCOME POTENTIAL! This well-maintained, solidly built, 5bd/3bath home has everything you need and more! The upper floor has a view of the mountains, 3bd-2bath with a beautiful kitchen, living area and deck access front and back with a custom primary ensuite and plenty of storage. The lower level was professionally finished as a legal 2bd-1ba suite and has its own entrance, in-suite laundry and private patio! This large, fenced corner lot allows for extra parking front and back as well as streetside. A recently updated back deck is ready and waiting for you, providing a great view of your greenhouse and the hillside. Perfect home for someone with a green thumb or desire to be more self-sufficient with multiple gardens, 2 mature grape plants and a plum tree! IN ADDITION, the home is solar-ready, prepped for a radon mitigation system and has a high-efficient condensing water heater and heating/ cooling system with HRV for a healthier, cleaner and more comfortable living environment! With greenspace to the north-west of the property you should always have an open view and access to the numerous trails in the area for walking and recreation. This location is amazing for easy access into Kelowna for shopping, appointments or events and only minutes to the University and International Airport with lakes, golf courses and wineries nearby for your enjoyment!

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Dining room 10'2" x 11'1"
4pc Bathroom 4'10" x 7'11"
Bedroom 11'2" x 11'6"
Bedroom 9' x 10'1"
4pc Ensuite bath 5'4" x 8'5"
Primary Bedroom 13'4" x 15'4"

Foyer 6'5" x 9'10"
Dining room 7'4" x 9'7"
Full bathroom 4'10" x 9'5"
Bedroom 8'10" x 12'2"
Primary Bedroom 10'1" x 12'4"
Living room 15'11" x 9'8"

Living room 22'3" x 12'5"
Kitchen 9' x 10'2"

Kitchen 7'11" x 9'7"

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