



# 600/602 Rutland Road Kelowna British Columbia

\$1,100,000

Opportunity knocks in Rutland South! This spacious full duplex offers 3,103 square feet of total living space, making it perfect for extended families, savvy investors, or those looking to live on one side and rent out the other. With 8 bedrooms and 4 bathrooms, there's room for everyone. Both sides have been well maintained, and one side has fresh paint. Both sides feature modern flooring, including durable Berber carpet and laminate in the kitchens and tile in the bathrooms. The bathrooms have been upgraded, and each side features large rec rooms ideal for family movie nights, games, or hobby spaces. Outside, enjoy the benefits of upgraded landscaping, newer paved driveways with extra width for parking, and fully fenced yards for kids or pets to play safely. Recent updates include a 2019 roof, freshly painted exterior, new gutters, Hardiboard fascia boards, and high-efficiency natural gas furnaces on both sides. There's even a handy storage shed out back. Located in a desirable neighbourhood and backing onto the C-NHD - Core Area Neighbourhood of the 2024 Official Community Plan, this property is not only move-in ready but also a strong long-term investment. Whether you're a growing family, downsizing, or planning for the future, this duplex is full of potential! (id:6769)

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|--------------------------------|--------------------------------|
| Storage 11'6" x 7'7"           | Bedroom 11'1" x 11'5"          |
| Recreation room 11'2" x 15'11" | 3pc Bathroom 7'7" x 7'2"       |
| Laundry room 11'6" x 8'4"      | Living room 11'8" x 16'4"      |
| Bedroom 11'2" x 11'4"          | Dining room 11'9" x 8'2"       |
| Bedroom 11'4" x 8'4"           | Primary Bedroom 11'4" x 11'10" |
| 3pc Bathroom 7'8" x 7'2"       | Bedroom 9'3" x 11'1"           |
| Utility room 11'6" x 8'6"      | 4pc Bathroom 8'3" x 7'2"       |
| Storage 9'6" x 6'11"           | Kitchen 11'4" x 8'2"           |
| Recreation room 13' x 19'3"    | Living room 11'7" x 16'8"      |
| Bedroom 9'11" x 10'0"          |                                |

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

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