



# 617 Glenmore Road Kelowna British Columbia

\$1,100,000

First time ever offered for sale! This exceptional North Glenmore 8 bedroom/5 bathroom 2020-built home features TWO INCOME SUITES - a 3-bedroom suite and a bachelor suite, both with private entrances. There is truly nothing else like this on the market, especially when you factor in the location and proven income. The current owners have generated up to \$72,000/year, and the property comes with valid short-term rental licensing from both the city and province - A rare turnkey investment opportunity. Designed with flexibility in mind, this home is ideal for multi-generational living or maximizing rental income. The high-end finishings, 9-foot ceilings, and thoughtful layout showcase quality and attention to detail throughout. Outside, you'll find plenty of parking with room to expand, along with a shared central green space, perfect for guests to relax and unwind. This is a unique bare land strata consisting of just two detached homes that share the central green space. Each owner is otherwise fully independent, meaning -No strata fees and No restrictive bylaws. With a proven income track record, this property offers the opportunity to cover your entire mortgage while generating additional cash flow. A standout property combining lifestyle, flexibility, and serious income potential. \*OPEN HOUSE SATURDAY MAY 2ND 12:00pm-2:00pm\* (id:6769)

4pc Bathroom 8'7" x 5'1"  
 Laundry room 4'9" x 7'3"  
 Kitchen 13'5" x 11'11"  
 Dining room 18'8" x 12'9"  
 Living room 12' x 13'10"  
 Bedroom 11' x 11'3"  
 Bedroom 12'11" x 15'5"

4pc Ensuite bath 8'7" x 5'  
 Primary Bedroom 19'11" x 13'11"  
 Laundry room 4' x 4'  
 Laundry room 4'10" x 3'7"  
 Living room 8' x 10'  
 Kitchen 10' x 10'  
 Full bathroom 9'6"

3pc Ensuite bath 7' x 9'  
 Bedroom 12'11" x 13'8"  
 Family room 13' x 13'8"

Bedroom 15'2" x 11'  
 Bedroom 15'2" x 10'10"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<http://derekleippi.com/>



Royal

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