



# 622 Hartman Road Kelowna British Columbia

\$2,649,000

Discover a rare 4.66-acre gem in the heart of Rutland, prime ALR property boasting two fully legal homes and outstanding income potential. The main residence is a generous 4-bedroom (easily convertible to 5) rancher with excellent bones, featuring a welcoming oak kitchen, two cozy gas fireplaces, a expansive covered back deck for private entertaining, and a former double garage thoughtfully transformed into versatile living space. Complementing it is a beautifully built 2015 modular home on a concrete foundation with one bedroom and 1.5 baths, and perfect for extended family or additional revenue. You'll also enjoy a massive 54' x 24' detached workshop with three oversized doors, plus a converted 3- bedroom guest home (formerly a meat-cutting facility). The entire property is well-equipped with three separate electrical meters, full irrigation, secure fencing, and sewer connections to all buildings (except the garage). With month-to-month tenants in place, this flexible setup is an incredible opportunity for multi-generational living, a private hobby farm, or a high-yielding investment. Best of all, it's conveniently located near top-rated Rutland schools, YMCA sports fields, and the UBCO bus route. (id:6769)

- Partial bathroom Measurements not available
- 4pc Bathroom Measurements not available
- Dining room 8'0" x 14'0"
- Primary Bedroom 10'0" x 20'0"
- Living room 14'0" x 13'0"
- Kitchen 14'0" x 14'0"
- Bedroom 12'6" x 11'
- Bedroom 12' x 11'
- Bedroom 10' x 12'
- Other 24'0" x 54'0"
- Recreation room 22'8" x 25'0"
- Bedroom 12'2" x 12'6"
- 4pc Bathroom 9'0" x 7'4"
- Bedroom 13'8" x 10'9"
- Bedroom 10'7" x 10'10"
- 4pc Ensuite bath 14'2" x 5'0"
- Primary Bedroom 11'7" x 10'10"
- Mud room 11'0" x 9'5"

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