



700 Richards Road Kelowna British Columbia

\$714,900

Attention all craftsman, hobbyists, or those looking for extra storage! This fantastic property features a detached garage/shop with sub panel. With 200A main service including a 100A service to the shop, this property offers excellent flexibility for families, hobbyists, or anyone needing extra workspace. The spacious 2 bed + den, 3 bath home sits on a 0.21-acre lot with detached garage (23x12) and SHOP (12x12), in the heart of Rutland North, just minutes from schools, parks, shopping, and the everyday conveniences of Highway 97 & 33. Offering over 2,200 sqft of comfortable living space, this home features hot water radiant heat, ductless split heat pump systems (for efficient cooling and supplemental heating), all new windows, a new Navien tankless hot water system, and durable laminate and lino flooring throughout. The kitchen is well equipped with a stainless steel fridge and dishwasher, wall oven, large walk-in pantry, and island cooktop with brick surround. A versatile den adds flexible space for a home office, hobby room, or guest area, while updated dual-layer blinds bring a clean, modern touch throughout the home. Outside, enjoy the fully fenced yard with ample space to entertain, garden, or play, plus a natural gas hookup on the patio. (id:6769)

Utility room 16'5" x 7'9"

Storage 3'5" x 7'0"

Recreation room 23'10" x 10'11"

Workshop 11'8" x 12'4"

Storage 5'0" x 8'6"

3pc Bathroom 9'10" x 8'6"

Den 9'6" x 12'0"

4pc Bathroom 8'10" x 8'3"

Bedroom 11'2" x 12'0"

3pc Ensuite bath 5'2" x 6'2"

Primary Bedroom 13'0" x 12'4"

Kitchen 13'7" x 14'11"

Dining room 15'4" x 16'4"

Living room 15'5" x 19'7"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.kriegfamily.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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 MLS®, 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.