



# 742-744 Morrison Avenue Kelowna British Columbia

\$1,175,000

TWO HOMES on one lot: 4 bed + 3 bed, oversize double garage/workshop! Move in August 1. Rent out one, live in another, or have an extra house for extended family or business. Main home: 4 beds, 2 full baths 2234 sq ft. Refinished wood floors, gas furnace + heat pump for central heat/AC. Gas fireplace & stove. Media room, large laundry, plenty of storage. Great deck, good for entertaining & relaxing. UG irrigation & nice size fully fenced green-space with raspberries, strawberries & storage shed. Carriage home has 3 beds, tons of parking, upper deck & is 1107 sq ft. 40K of renovations in 2023. Office/den/gym with separate entrance suited for home business or lock-off. Oversize double garage with workshop & 2 windows can be used by either home. Front house was renting for \$3,400, rear \$2,800 + utilities. Extra wide lot 56' x 122' zoned MF1 has possibilities of adding 3rd home or stratifying. Both houses have newer roofs & H2O tanks, mostly new appliances, hardy-board composite siding. Property has been well maintained. 10-min. walk to KGH & Pandosy Village coffee shops, restaurants, gyms, boutiques, OK College, & Kinsmen beachfront park with tennis courts. Ethel St cycling path at end of the block leads to the rail trail. Close to the bus route. Quiet low-traffic location, great neighbours. This is an exceptional offering, well priced. View two 3D walkthroughs & floor-plans attached to the listing. Ask for Carriage House Virtual Tour (our boards system doesn't allow 2 tours). (id:6769)

- Bedroom 11'6" x 9'1"
- Bedroom 11'6" x 9'1"
- Bedroom 10'4" x 13'8"
- Recreation room 22'11" x 24'4"
- Laundry room 8'11" x 10'9"
- Bedroom 10'4" x 13'8"
- 3pc Bathroom 12'10" x 10'2"
- Primary Bedroom 10'25" x 10'11"
- Dining room 13'8" x 12'11"
- Bedroom 13'3" x 8'7"
- 5pc Bathroom 9'9" x 6'7"
- Office 10'10" x 9'4"
- Primary Bedroom 22'11" x 23'3"
- Full bathroom 8'5" x 4'11"
- Primary Bedroom 10'11" x 9'
- Living room 10'11" x 10'11"

Listing Presented By:



Originally Listed by:  
Macdonald Realty Interior

<http://carlagreen.macreality.com/>



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Living room 13'8" x 19'11"

Kitchen 12'2" x 7'6"

Kitchen 13'8" x 12'11"