



751 + 753 Martin Avenue Kelowna British Columbia

\$1,459,000

A major investment opportunity in the heart of Kelowna!! A prime location house & carriage house with AMAZING income potential on a MF1 Zoning. This property offers a main house with 3 beds + 1 bath with a 2 bed 2 1/2 bath carriage house. Main house was fully renovated in 2009 and offers a fully open concept with a large kitchen boasting a large quartz island w/ eating bar and with tons of storage space, stainless appliances, cork flooring & tile, 3 ample sized bedrooms, a bath with dbl. sinks, main floor laundry with durable rubber flooring, and tons of storage in partial basement. Built in 2011, the carriage house also offers an open floor plan with 2 beds each offering a 4 piece ensuite bath, a large kitchen with island and tons of storage and stainless appliances, polished concrete flooring throughout, and 9' ceilings. Exterior features include large patio space for front house and 2 patios included in the carriage house, a shed with storage for both units, and a large driveway off the rear lane. Both units include high efficiency heating/AC with on-demand HWT for front house. Property was developed to separate the exterior spaces for both house & carriage house for complete privacy. Close to all downtown amenities steps away from groceries and under 10 minute walk to the water front. (id:6769)

- Storage 28'0" x 12'0"
- 2pc Ensuite bath 7'10" x 4'11"
- 3pc Ensuite bath 8'0" x 5'0"
- Bedroom 10'7" x 9'0"
- 3pc Ensuite bath 8'1" x 4'11"
- Bedroom 10'9" x 9'7"
- Kitchen 18'0" x 8'9"
- Living room 12'8" x 11'8"
- Laundry room 12'5" x 5'2"
- 4pc Bathroom 7'8" x 8'4"
- Bedroom 11'10" x 10'1"
- Bedroom 11'0" x 9'8"
- Primary Bedroom 17'2" x 11'7"
- Dining room 9'6" x 12'1"

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