



## 781 Sutherland Avenue Kelowna British Columbia

\$1,100,000

Listing Presented By:



Originally Listed by:  
Woodhouse Realty

This charming 2000 sq.ft home sits on a large 56 x 138 lot with lane access. A prime location for redevelopment, with an option for rezoning which would allow for multi family development, 4-6 plexes, 2 duplexes front and back or keep the main house and build a carriage house off the laneway. The possibilities are endless with the lower level that can easily be suited with separate entrance. The home has been updated and is loaded with character with original hardwood floors, sculpted moulding and plaster ceiling. The main level offers 3 bedrooms and full bathroom with large living room and dining area. The kitchens has been updated with white cabinetry, additional counterspace with newer appliances all overlooking the sprawling backyard. The covered back deck was recently added and makes a perfect spot to enjoy the Okanagan summers. The lower level offers 2 bedrooms, full bathroom, rec room and office. The home is fully fenced with sliding gate allowing for ample of parking off the lane way. This adorable home even comes with the white picket fence. This is a great holding property as the area surrounding is transforming into multifamily dwelling. The home next door is also available making this a premium package for investors. Centrally located in Kelowna South just minutes to downtown amenities, the beaches of Lake Okanagan, Kelowna General Hospital and the shops and restaurants of South Pandosy. (id:6769)



Royal

LePage

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Den 10'9" x 10'1"

Bedroom 12'10" x 8'11"

Recreation room 14'10" x 21'1"

Bedroom 14'10" x 9'8"

Laundry room 6'1" x 20'10"

4pc Bathroom 7'10" x 8'9"

Kitchen 11'2" x 14'10"

3pc Bathroom 7'11" x 6'4"

Bedroom 11'1" x 9'10"

Bedroom 12'0" x 9'1"

Living room 16'9" x 12'1"

Dining room 10'4" x 9'1"

Primary Bedroom 11'3" x 13'4"

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