



## 865 Theodora Road Kelowna British Columbia

\$699,000

\*WELCOME HOME\* Situated in one of South Rutland's most coveted neighbourhoods, 865 Theodora Road offers a fully-renovated, thoughtfully designed, move-in ready property perfect for the first-time home owner, empty nester, or retired couple searching for well-utilized square footage and the option to supplement your monthly mortgage obligations with a legal in-law suite. Recent upgrades include a fabulous custom kitchen complete with brand new stainless steel appliances, a fully renovated main bathroom and ensuite, and a new roof and stairs on the back sundeck. The gorgeous upstairs kitchen peninsula is the ideal spot to savour your morning coffee and take in the view from the picturesque front window. The kitchen cabinets are made of plyboard and soft close. BONUS: All windows (excluding the large front picture window) have been replaced in the last 2 years, creating a warm & inviting space with a useable wood fireplace both upstairs and down. The bedroom ceiling in the downstairs unit has been soundproofed with Rockwool so privacy is maxed. There is an abundance of parking, and spectacular mountain and valley views. This prime location is only 10 minutes to the UBCO campus, 15 minutes to Kelowna International Airport, 5 minutes to downtown Rutland, including the Rutland Central Commercial District, all levels of schools, shops, banking, grocery stores, pharmacies, YMCA, Athletic fields and the world renowned Big White Ski Resort, 30 minutes from your front door. (id:6769)

Bedroom 13'1" x 10'3"

2pc Ensuite bath 8' x 4'3"

4pc Bathroom 7'10" x 6'11"

Primary Bedroom 15' x 13'3"

Dining room 14'3" x 8'8"

Kitchen 13'5" x 11'5"

Living room 15'10" x 14'3"

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Storage 4'11" x 4'8"

Storage 7'9" x 4'11"

3pc Bathroom 7'8" x 7'6"

Bedroom 12'8" x 11'

Foyer 11'10" x 7'8"

Dining room 14'5" x 7'2"

Living room 14'5" x 13'5"

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