



1347 A&B Orchard Drive Kelowna British Columbia

\$1,750,000

Exceptional opportunity to own a modern duplex with built-in flexibility. One side is currently vacant, offering the option to live in one unit while maintaining long-term rental income from the other. Built in 2022, this centrally located property features a functional and well designed layout with the primary bedroom, ensuite, powder room, laundry, and an open concept kitchen and living area all on the main floor. The lower level offers two additional bedrooms, a full bathroom, and a secondary living space with direct access to a fully fenced backyard. The low maintenance yard, with no grass, provides ease of upkeep or a blank canvas for future landscaping. Ideally situated close to the Rail Trail, shopping, downtown, and Bankhead Elementary, this property is well suited for investors, multi-generational living, or owner occupiers seeking long term value in a prime location. (id:6769)

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|-------------------------------|--------------------------------|
| Utility room 14'9" x 7'8" | 4pc Ensuite bath 7'10" x 7'11" |
| Utility room 7'8" x 14'9" | 3pc Bathroom 6' x 5'8" |
| 4pc Bathroom 8'3" x 7' | Laundry room 8'5" x 9'5" |
| Recreation room 16'6" x 11'1" | Dining room 14' x 10'6" |
| Bedroom 16'10" x 9'4" | Primary Bedroom 11'9" x 11'8" |
| Bedroom 13'1" x 10'11" | Living room 13'11" x 17' |
| 4pc Bathroom 7' x 8'3" | Kitchen 8'7" x 12'6" |
| Bedroom 9'4" x 16'10" | Dining room 14' x 10'6" |
| Recreation room 11'1" x 16'6" | Laundry room 8'5" x 9'5" |
| Bedroom 10'11" x 13'1" | |

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