



# 1400-1404 Braemar Street Kelowna British Columbia

\$1,275,000

INVESTMENT ~ GREAT POTENTIAL ~ 3 UNITS ON ONE LOT! This great investment property is in the heart of the City, close to Parkinson Rec Centre, trails to the beach and Knox mountain, schools, amenities, transit and more. It offers an original home at the front that has had some updates, and it's great as a holding property or a buyer could turn it into a dream home, it has so much potential! This main home is two levels, and offers two bedrooms and one bathroom upstairs, and one bed one bath downstairs. It's got a great front yard and fenced backyard, as well as an attached carport and shed. The carriage home is accessible from the laneway, which also offers lots of parking. It was newly built in 2023 and comes complete with a two bedroom legal suite upstairs and a legal studio suite at ground level, along with a double garage. Full floor plans are available. Have a look at the location on Google Earth and you'll see why this neighbourhood is ripe with potential. Book your showing today! (id:6769)

Other 3' x 3'  
 Utility room 6'3" x 6'9"  
 Storage 3'6" x 5'2"  
 Recreation room 17' x 17'10"  
 3pc Bathroom 7'6" x 9'8"  
 Bedroom 9'7" x 15'10"  
 Kitchen 7'1" x 10'10"  
 Utility room 10'8" x 3'6"  
 Laundry room 3' x 3'  
 Dining room 9'3" x 8'8"

Primary Bedroom 10'9" x 16'4"  
 Bedroom 12'11" x 9'11"  
 4pc Bathroom 9'3" x 5'2"  
 Kitchen 8'8" x 10'10"  
 Living room 16'8" x 16'4"  
 Full bathroom 5'9" x 5'9"  
 Kitchen 10'5" x 9'3"  
 Bedroom 6'6" x 7'  
 Full bathroom 5' x 9'9"

Listing Presented By:



Originally Listed by:  
 Coldwell Banker Horizon Realty

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**RE/MAX Kelowna**

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