



## 1710 Hollywood Road Kelowna British Columbia

**\$879,900**

Well-maintained 4-bedroom, 2-bath two-storey home with basement and insulated double garage. Located on an RU1-zoned lot offering excellent redevelopment potential, allowing up to four units or a carriage house with City approval—ideal for investors or future expansion. The main floor features living room with gas fireplace, kitchen, dining room, one bedroom, and a full bathroom, making it perfect for guests or multi-generational living. Upstairs offers 3 additional bedrooms and a second full bath. The finished basement includes a cozy wood-burning fireplace, adding warmth and flexibility to the living space. Numerous updates have been completed over the years, including a kitchen renovation in 2020, hot water tank replaced in 2024, plumbing redone approximately 10 years ago, and updated windows and doors (2000). Enjoy the fully fenced backyard complete with pergola, pond, underground sprinklers, storage shed, and mature landscaping—an ideal outdoor retreat for families or entertaining. A fantastic opportunity as a family home, income property, or future redevelopment project. All measurements taken from I-Guide. (id:6769)

4pc Bathroom 8'11" x 6'2"

Primary Bedroom 10'11" x 12'10"

Bedroom 15'1" x 8'8"

Bedroom 15'1" x 8'7"

Utility room 8'8" x 5'8"

Other 11'9" x 8'8"

Laundry room 7' x 9'9"

Family room 11'9" x 31'10"

Dining room 12'5" x 13'8"

3pc Bathroom 8'10" x 4'10"

Bedroom 12'4" x 9'10"

Kitchen 12'5" x 14'1"

Living room 12'5" x 19'9"

Listing Presented By:



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Royal LePage Kelowna

<http://www.barbaraboydhomes.com>

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)

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