



## 255 Holbrook Road Kelowna British Columbia

\$948,000

Welcome to 255 Holbrook Rd West! This full duplex is a great opportunity for investors or multi generational families living under one roof! It is EASY TO SUITE, making it a potential 4-plex, or an excellent development property for a 6-plex (this lot appears to fit the requirements for the fast track infill ""Field House6"" plan [www.faasarch.com/field6](http://www.faasarch.com/field6)). The large 0.22 acre lot is 75x125. The main level on both sides of this home offer spacious floor plans with large windows, U-shaped kitchen, 2 generously sized bedrooms, and 1 full 4-piece bath with a tiled tub & shower combo. SIDE A: The basement also includes another bedroom, its own laundry and plenty of space to customize in the rest of the partially finished basement! SIDE B: Heading downstairs includes access to the garage and a finished basement with another bedroom, large rec room, den, and a water closet off the open laundry area. Lots of parking with carport and room for an RV, plenty of storage space. Separate hot water tanks (replaced in 2024 & 2022), 100a service each and a recently pumped septic tank. Centrally located just minutes from groceries, shopping, parks and all the other amenities of HWY 33! (id:6769)

Laundry room 9'11" x 8'11"

1pc Bathroom 5'5" x 3'2"

Den 10'11" x 9'5"

Bedroom 14'6" x 8'11"

Recreation room 22'8" x 18'10"

Bedroom 14'6" x 8'10"

4pc Bathroom 6'9" x 7'2"

Bedroom 9'0" x 11'10"

Primary Bedroom 10'0" x 11'10"

Living room 14'5" x 16'0"

Dining room 11'6" x 9'10"

Kitchen 7'11" x 9'10"

4pc Bathroom 6'8" x 7'1"

Bedroom 9'1" x 11'10"

Primary Bedroom 9'11" x 11'10"

Living room 14'4" x 16'1"

Dining room 11'5" x 9'10"

Kitchen 8'0" x 9'9"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna

<http://www.kriegfamily.ca/>

**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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