



## 3473 Moberly Road Kelowna British Columbia

\$1,349,000

Ideal location! Just steps to some of Okanagan's best beaches, shops, pubs and schools and also conveniently located near Pandosy Village, Okanagan College, and other nearby attractions. It's not just about the GREAT LOCATION; this is a fantastic income generator or family home with mortgage helpers (Yes, you heard that right, there are three separate dwellings) The main house features 3 bedrooms up and the suite below is 2 bedrooms. The CARRIAGE HOUSE has 3 bedrooms, 2 bathrooms and a single-car garage. Updated Asphalt Shingle Roof ~ September 2021, New roof upgrade for deck skylights (March 2022). Upstairs kitchen and basement flooring have been redone in the last two years. Loads of parking for everyone (in fact, you might have to buy a few more toys). Main home access/parking on Moberly and Carriage home access/Parking on Casorso. Pretty sweet RENTAL INCOME generated from this pretty sweet package! New to Lower Mission? Check out the website:

<https://www.tourismkelowna.com/blog/stories/post/explore-the-neighbourhood-guide-to-pandosy/>. All measurements are approximate; please verify if deemed important. (id:6769)

Living room 11'11" x 13'8"

Kitchen 11'2" x 10'5"

Dining room 11'2" x 9'4"

Bedroom 8'10" x 10'11"

3pc Bathroom 5'11" x 6'0"

Bedroom 11'11" x 10'9"

Primary Bedroom 12'0" x 13'9"

4pc Bathroom 6'11" x 7'3"

Utility room 5'5" x 8'11"

Storage 4'2" x 7'6"

4pc Bathroom 7'11" x 8'5"

Laundry room 11'3" x 7'7"

Family room 13'4" x 13'7"

Dining room 9'2" x 13'0"

Den 12'11" x 18'0"

Kitchen 18'9" x 9'5"

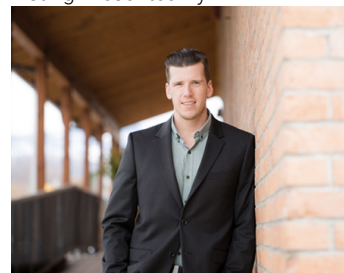
Bedroom 11'4" x 7'5"

Bedroom 13'8" x 10'9"

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

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