



# 372 Houghton Court Kelowna British Columbia

\$749,999

Discover a perfect opportunity for startup or downsizing with this charming family residence nestled in the heart of Rutland, boasting a spectacular large lot. The private backyard is ideal for children and entertaining guests, allowing you to embrace the Okanagan outdoor lifestyle fully. This meticulously maintained home offers a harmonious blend of comfort, convenience, and community living, situated on a friendly, tranquil street. You'll immediately feel at home in this thoughtfully designed property featuring two generously sized bedrooms and two full bathrooms. The primary bedroom includes a spacious closet and a full ensuite bathroom. Outside, the well-landscaped and fully irrigated outdoor space features a covered deck, perfect for relaxing or hosting gatherings. Located steps away from Studio9 School of the Arts and Ben Lee Park, and conveniently close to public transportation, this residence offers both accessibility and serenity. Don't miss out on the opportunity to make this wonderful family home your own! This cozy home presents a practical layout and the expansive lot offers tremendous investment potential. Consider future possibilities such as subdivision, constructing a sizable workshop with a suite above, or adding a carriage home--providing versatile options for savvy investors. Schedule your showing today to experience the warmth and charm of 372 Houghton Court. (id:6769)

Bedroom 11'8" x 11'4"

Primary Bedroom 14'1" x 13'2"

Living room 16'9" x 21'9"

Laundry room 14' x 6'5"

Kitchen 12' x 11'8"

Other 14'5" x 22'5"

Dining room 12' x 7'5"

Full bathroom 8'7" x 5'

Full ensuite bathroom 5'1" x 11'3"

Listing Presented By:



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Oakwyn Realty Okanagan

<http://www.kararosart.com/>

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