



## 450 Holbrook Road Kelowna British Columbia

\$825,000

Looking for an updated home in the heart of Rutland with plenty of parking and walking distance to amenities? Than look no further. Welcome to 450 Holbrook Road West! This spacious and updated 4-bedroom, 2-bathroom home offers a turn key options for all. The home has undergone a cosmetic interior update, giving it a fresh feel while maintaining plenty of functional space for everyday living. New flooring, refinished kitchen cabinetry, flooring, paint, bathroom updates and more. The mechanical systems have also been updated, taking care of some of the important improvements buyers look for beyond just the finishes. With newer windows, roof, hot water tank, sewer connection, you don't have to worry about systems failing. One of the standout features is the amount of space this property offers both inside and out. A large yard provides plenty of room for kids, pets, gardening, entertaining, or simply enjoying the outdoors, while the property offers ample parking for multiple vehicles, toys, trailers, or guests and yes even 2 RV's! For the hobbyist, tradesperson, or anyone needing dedicated project space, the home also features an interior workshop, adding a level of versatility that's difficult to find. Central in the heart of Rutland, you're just walking distance to shopping, restaurants, parks, and schools. Don't miss out on this turn key opportunity in one of the up and coming areas of Kelowna. (id:6769)

Workshop 12'3" x 20'7"

Utility room 9'11" x 6'4"

Bedroom 13'9" x 14'11"

Bedroom 23'8" x 13'6"

3pc Bathroom 9'7" x 8'

Primary Bedroom 12' x 14'1"

Living room 12'4" x 19'1"

Laundry room 12'5" x 13'9"

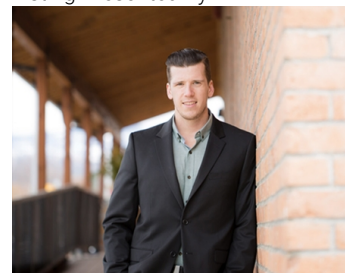
Kitchen 12'10" x 9'8"

Dining room 12'10" x 10'11"

Bedroom 10'7" x 13'5"

4pc Bathroom 10'1" x 7'10"

Listing Presented By:



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Coldwell Banker Horizon Realty

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