



## 475 Hollywood Road Kelowna British Columbia

\$849,999

Opportunity to own a well-maintained 5-bedroom, 2-bathroom home in the heart of Rutland. This property offers a 3-bedroom, 1-bathroom on the upper level and a 2-bedroom suite at lower level, making it ideal for investors seeking rental income or first-time home buyers looking to offset their mortgage payments by renting out a portion of the home. The location is highly convenient, within walking distance to shopping plazas on Hollywood and Plaza 33, Schools, and just minutes away from UBCO, Kelowna International Airport, YMCA, and other major amenities. (id:6769)

Mud room 9'11" x 8'3"

Laundry room 9'5" x 5'11"

Partial bathroom 5'11" x 6'6"

Bedroom 9'0" x 10'1"

Bedroom 11'0" x 12'8"

Family room 12'6" x 17'11"

Bedroom 5' x 6'

Full bathroom 7'11" x 6'7"

Bedroom 10'2" x 11'2"

Primary Bedroom 10'8" x 12'0"

Kitchen 10'6" x 12'11"

Dining room 6'4" x 8'5"

Living room 18'2" x 13'11"

Listing Presented By:



Originally Listed by:  
Realtymonx

**RE/MAX**Kelowna

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
dallas@remaxkelowna.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.