



600 - 602 Rutland Road Kelowna British Columbia

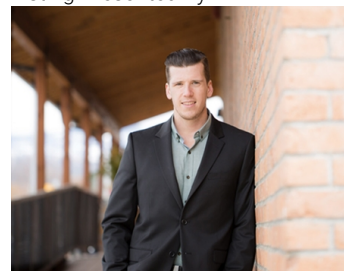
\$949,900

Two homes, one title, in the heart of Rutland South. This 3,103 sq. ft. side-by-side duplex gives you options most listings can't: occupy one unit and let the rent cover your mortgage, keep both sides working as an investment, or spread out with extended family. Best of all, one side comes vacant at the end of August, so you can move in or set market rent on day one. Each unit delivers generous space with 8 bedrooms and 4 bathrooms across the property, updated bathrooms, and a big rec room downstairs ready for a games room, home gym, or media space. Flooring is a mix of easy-care Berber carpet and laminate in the kitchens. The mechanicals are where this one stands out. Both sides run on high-efficiency natural gas furnaces and are fitted with new energy-efficient windows, and the property carries a 2019 roof plus a refreshed exterior with new gutters and Hardie board fascia. Outside you'll find extra-wide paved driveways, fully fenced yards, mature landscaping, and a storage shed. Sitting within the C-NHD Core Area Neighbourhood of the 2024 OCP, it's a comfortable home today with genuine long-term upside. Come see it and book your showing now. (id:6769)

Storage 11'6" x 7'7"	Bedroom 11'1" x 11'5"
Recreation room 11'2" x 15'11"	3pc Bathroom 7'7" x 7'2"
Laundry room 11'6" x 8'4"	Living room 11'8" x 16'4"
Bedroom 11'2" x 11'4"	Dining room 11'9" x 8'2"
Bedroom 11'4" x 8'4"	Primary Bedroom 11'4" x 11'10"
3pc Bathroom 7'8" x 7'2"	Bedroom 9'3" x 11'1"
Utility room 11'6" x 8'6"	4pc Bathroom 8'3" x 7'2"
Storage 9'6" x 6'11"	Kitchen 11'4" x 8'2"
Recreation room 13 x 19'2"	Living room 11'7" x 16'8"
Bedroom 9'5" x 10'9"	

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