



## 705 Stoltz Court Kelowna British Columbia

\$975,000

Over \$100,000 in upgrades, a brand-new legal suite, and orchards next door. Homes like this don't come up often. Imagine winter evenings by the gas fireplace, or warming up in your own brand-new sauna after a workday. Then, come spring, the fenced garden fills with cherries, apples, raspberries, grapes and more as you BBQ under a 40' fir pergola. This 5-bedroom (could be 6) home sits at the end of a quiet cul-de-sac, a one-minute walk to Rutland's K-12 schools, the YMCA, gymnastics, pickleball and more. Inside, vaulted ceilings open to a bright living room, a family-sized kitchen with island and walk-in pantry, and a separate dining room. Upstairs are 3 bedrooms, a flex room and a primary with ensuite and walk-in closet. On the lower level, a media room with a door to the suite gives you options: keep the door closed for full rental income, or open it for extended family or use it as a 6th bedroom. The big work is already done. A 2-bedroom legal suite was built in 2022 for \$80,000+, with its own private entrance, laundry and fenced yard, and rents for \$1,800+/month (currently vacant). The home also has new floors and baseboards (2021), a full interior repaint (2021) and a new hot water tank (2023). Central A/C and a double garage. Watch the YouTube video, then book your showing before someone else does! (id:6769)

Dining nook 14'11" x 11'9"

4pc Bathroom 8' x 5'4"

3pc Ensuite bath 8'3" x 6'2"

Bedroom 12'5" x 10'7"

Bedroom 13'11" x 8'11"

Primary Bedroom 12' x 17'

Media 15' x 14'

Other 19'11" x 20'6"

Living room 26'11" x 17'10"

2pc Bathroom 4'3" x 5'9"

Dining room 12'4" x 13'8"

Laundry room 7'11" x 9'4"

Kitchen 12'10" x 12'4"

Living room 6'1" x 10'3"

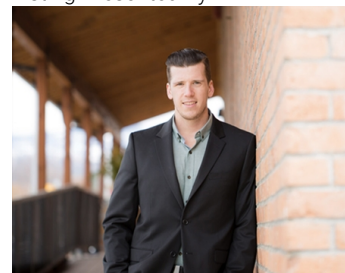
Full bathroom 6'8" x 9'11"

Bedroom 9'5" x 9'3"

Primary Bedroom 11'5" x 11'4"

Kitchen 7'7" x 10'4"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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

**RE/MAX Kelowna**

**RE/MAX Kelowna**

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

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto: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.