



# 1400 Springfield Road Kelowna British Columbia

\$1,150,000

Legal Suite, Licensed short term rental, UC2 Zoning. This property has huge potential, either as a private sanctuary in the city or redevelopment. The yard is a summer oasis with a gazebo, water feature, dog run, and gardens. And, there's more room for extra parking. When finally, inside, this wonderful home offers hardwood floors, California blinds, built-in vacuum, Hepa Air Purifier, in-floor heating in sunning family room/sun room, and a media room. The kitchen has a large dining room, the den has built in cabinets, and the main bedroom has both shower and tub. Updates include: Hot water tank, 2 gas fireplaces, Beachcomber Hot Tub, Basement Windows, Gas Heater in Garage, New furnace +A/C, Washer Dryer added to the basement. This much-loved home exudes warmth and belonging. It has a legal basement suite and licensed Airbnb upstairs. Furniture can be included. As a personal investment it will provide highly desired city living, and as a commercial investment. Priced \$175,000 below assessment! (id:6769)

Kitchen 9'8" x 12'8"  
 Laundry room 7'4" x 9'9"  
 Recreation room 18'5" x 12'8"  
 3pc Bathroom 7'4" x 9'6"  
 Bedroom 9'3" x 10'9"  
 Utility room 5'0" x 9'7"  
 Den 14'11" x 27'2"  
 Bedroom 9'10" x 11'2"  
 4pc Ensuite bath 11'9" x 8'3"

Bedroom 9'10" x 11'8"  
 Primary Bedroom 15'1" x 17'7"  
 Living room 13'3" x 17'8"  
 Dining room 11'4" x 9'1"  
 Kitchen 11'4" x 16'3"  
 Other 21'4" x 28'3"  
 Laundry room 18'7" x 19'10"  
 3pc Bathroom 7'5" x 5'1"  
 Family room 16'0" x 23'4"

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