



# 847 Rose Avenue Kelowna British Columbia

\$1,068,000

Invest in Kelowna South! Live in one of Kelowna's trendiest neighbourhoods...minutes to sandy beaches, the Abbott St Corridor, eateries, the Hospital, schools & the Pandosy shopping district! Whether you're a savvy investor, a young executive couple, or a family looking for a mortgage helper, this is the ideal property for you. This 1/2 duplex PLUS carriage house offers lots of living space & a backyard! The main house offers 2,500+ sqft of living spread across 3 levels. It boasts a thoughtful layout with main level living featuring 9 ft ceilings, spacious kitchen with sit-up island, dining space & living area with a cozy gas f/p - all of which open up to a charming backyard with a low-maintenance composite patio & grass space! Additionally, the main floor includes an office, mudroom, and a 2 pc bath. On the 2nd level, you'll find a laundry room, 3 good sized bdrms & 2 full baths, including a generous primary bdrm with dual closets & a luxurious 5 pc ensuite with a glass-enclosed shower & separate soaker tub. The 3rd level loft space is a perfect rec room or gym. Benefit from easy access to the detached garage equipped with exterior wiring for EV charger & bachelor-style suite above with a cozy living/sleeping area, 3 pc bath, laundry & kitchen with ample counter space & cabinets. Garage presently used as extra living space, but could be converted back to garage. Truly a fantastic property situated in the heart of one of Kelowna's most popular and cherished neighbourhoods. (id:6769)

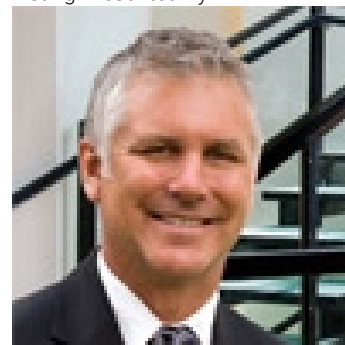
Primary Bedroom 15'10" x 18'6"  
 Bedroom 9'10" x 10'9"  
 Bedroom 9'4" x 11'1"  
 5pc Ensuite bath 7'2" x 15'10"  
 4pc Bathroom 9'9" x 4'11"  
 Family room 13'8" x 18'9"

Living room 15'11" x 18'10"  
 Kitchen 10'11" x 15'5"  
 Dining room 12'6" x 13'2"  
 2pc Bathroom 6'7" x 5'  
 Other 4' x 4'  
 Full bathroom 7'6" x 9'5"

Other 20' x 20'10"  
 Office 9'4" x 9'5"  
 Primary Bedroom 14'9" x 11'10"  
 Kitchen 9'3" x 10'1"

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