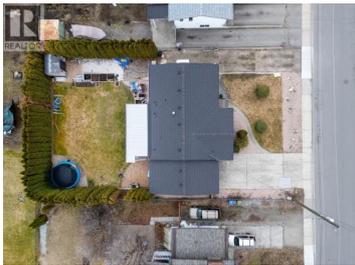




## 217 Holbrook Road Kelowna British Columbia

Rutland South

# \$829,900



This beautifully updated 5-bedroom, 3-bathroom family home features a bright, open-concept floor plan and a large, private backyard, making it ideal for comfortable family living and entertaining. The home features numerous upgrades, including a stunning maple kitchen, new carpet in the basement, replaced countertops, newer air conditioning, a high-efficiency furnace, a heat recovery ventilator, a tankless hot water system, and a new roof (2018). Enjoy the convenience of extensive smart home functionality throughout. Property is now hooked up to sewer and levy paid (\$28k value). Step outside to an extremely private backyard with a spacious covered patio, ideal for year-round outdoor living and gatherings. Parking is plentiful, with an additional side driveway ideal for boats, RVs, or recreational vehicles, plus an oversized single garage nearly 28 feet deep. Located in a highly desirable, walkable neighbourhood, you're just minutes from everyday amenities. The property is currently zoned MF1 in Kelowna, which can allow 2-4 residential units and presents an excellent opportunity for future multi-family development or investment, while still offering a fantastic option as a spacious family home. (id:6769)

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