



## 264 Douglas Avenue Penticton British Columbia

Main North

# \$979,000



TWO separate 2-bedroom homes on one lot! Situated on a .14-acre lot in a central Penticton location, this unique opportunity offers incredible flexibility for homeowners looking for mortgage-helping rental income or extended family. The charming front home was extensively renovated in 2020 with freshly insulated walls, new drywall, raised ceilings, pot lights, newer gas fireplace, updated hot water tank, window blinds, exterior paint (2025), landscaping, and irrigation. Bonus rear flex room for office/laundry/storage room. Enjoy the spacious back deck and mostly fenced yard, perfect for kids, pets, and outdoor living. Located above the two large separate single garages, is the carriage house (built in 2023) by Harmony Homes of Kelowna. The professionally designed carriage house offers modern style and quality finishes throughout with 2 bedrooms and 1 bathroom, open kitchen and living area. Bright with large windows, hillside views, generous storage, and private patio space. One garage is oversized and currently used by the front home, while the second garage services the carriage house and is wired for an EV charger. Additional rear lane parking adds convenience. Excellent central location within walking distance to grocery stores, pharmacy, amenities, and only half a block from the popular Lake-to-Lake bike path. Don't miss this rare Penticton property offering versatility,...



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