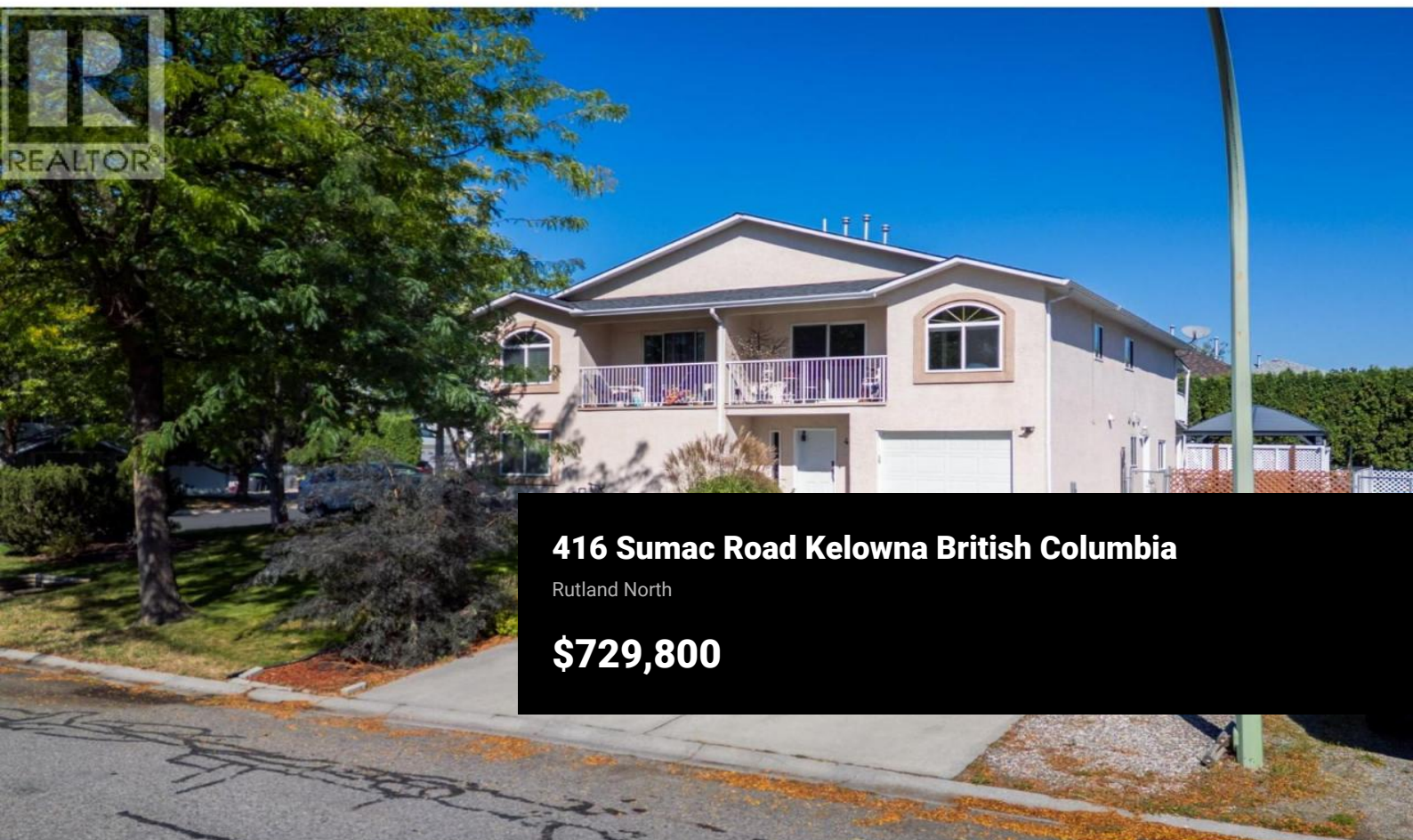




416 Sumac Road Kelowna British Columbia

Rutland North

\$729,800



CENTRAL LIVING WITH A MORTGAGE HELPER SUITE! This well-kept half duplex offers a spacious, functional layout with excellent indoor and outdoor living. The walkout ground level features a welcoming foyer, garage, workshop and plenty of storage. Upstairs, enjoy a generous living and dining area with access to the front sundeck, plus a functional kitchen with new appliances. The large primary bedroom features a spacious closet and 3-piece ensuite, complemented by two additional generously sized bedrooms. A rear sundeck with stairs leads to the private rear and side yard. The ground level includes a fully self-contained 1-bedroom suite with separate entrance, plus shared laundry with updated washer and dryer, ideal as a mortgage helper or extended-family accommodation. Additional updates include the furnace, hot water tank and air conditioning. Outside, enjoy easy-care artificial turf , ""no lawnmower required!"" , raised garden beds, underground irrigation, storage sheds and a lovely gazebo with decking, perfect for outdoor gatherings and entertaining. Conveniently located close to schools, recreation, shopping, transit, medical services and restaurants. A versatile property offering space, privacy, income potential and low-maintenance living. All information is deemed to be correct; however, all measurements and information should be verified by the Buyer(s) and/or their age...



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