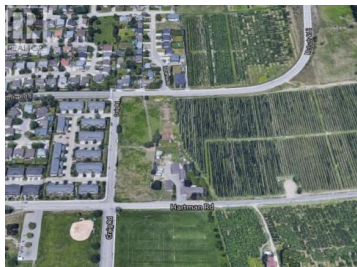




## 622 Hartman Road Kelowna British Columbia

Rutland North

**\$2,649,000**



Discover a rare 4.66-acre gem in the heart of Rutland, prime ALR property boasting two fully legal homes and outstanding income potential. The main residence is a generous 4-bedroom (easily convertible to 5) rancher with excellent bones, featuring a welcoming oak kitchen, two cozy gas fireplaces, an expansive covered back deck for private entertaining, and a former double garage thoughtfully transformed into versatile living space. Complementing it is a beautifully built 2015 modular home on a concrete foundation with one bedroom and 1.5 baths, and perfect for extended family or additional revenue. You'll also enjoy a massive 54' x 24' detached workshop with three oversized doors, plus a converted 3-bedroom guest home (formerly a meat-cutting facility). The entire property is well-equipped with three separate electrical meters, full irrigation, secure fencing, and sewer connections to all buildings (except the garage). With month-to-month tenants in place, this flexible setup is an incredible opportunity for multi-generational living, a private hobby farm, or a high-yielding investment. Best of all, it's conveniently located near top-rated Rutland schools, YMCA sports fields, and the UBCO bus route. (id:6769)

### Amar Grewal

Oakwyn Realty Okanagan

Phone: (250) 801-1001

<http://www.amargrewal.com/>



RE/MAX Kelowna  
100-1553 Harvey Avenue  
Kelowna, BC,  
Canada

