



## 685 Richards Road Kelowna British Columbia

Rutland North

**\$910,000**



Welcome to 685 Richards Road - a custom-designed, one-family-owned home located in a quiet cul-de-sac. Set on a wide 0.22-acre lot and zoned MF1 (Infill Housing), this property offers outstanding future redevelopment or suite potential, permitting up to 6 ground-oriented units. This unique split-level home has seen a series of major functional upgrades over the years, including a new roof, high-efficiency furnace, A/C, HWT, Hardie plank siding, hardwood flooring, duradek sundeck, and more. The bright and versatile layout features 4 bedrooms, 3 bathrooms, tall ceilings, skylights, and a spacious kitchen, ideal for family living or entertaining. There's also cold storage perfect for wine or canning, and a large laundry room with an interior awning window that opens to overlook the living space. The home includes two oversized attached single garages, both with workshop space and 200/220 AMP service, perfect for trades or hobbyists. Outside, enjoy a large RV pad, 8-zone underground irrigation, shed, and mature trees. A built-in gas line makes outdoor entertaining easy on your south and east facing sundeck. Located just steps from a walking path leading to schools, YMCA, and sports fields, this home is also on a transit route and close to all amenities. Whether you're looking to accommodate extended family, invest, or redevelop, this is a rare opportunity in one of Kelowna's mos...



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