



## 695 Concordia Street Kelowna British Columbia

University District

# \$1,350,000



Ideal for extended families or investors seeking strong cash flow with the potential for over a 7.5% cap rate! Built by Ovation Homes in 2019 and situated in the prestigious University Heights Estates, this exceptional three-storey residence is the only home of its kind on the street & features 9 bedrooms & 5 full bathrooms, including 2-bedroom legal walkout basement suite. The main home boasts bright & open-concept main level with breathtaking valley & mountain views, a cozy fireplace, quartz countertops, ample cabinetry, spacious center island, large mudroom & pantry. Step through the sliding doors onto the expansive covered 30 feet wide balcony, perfect for entertaining or relaxing while taking in the scenery. Upstairs, the primary retreat enjoys unobstructed views, walk-in closet & luxurious 5-piece ensuite. Outside, this is one of the largest lots on the street, boasting an oversized pool-sized fenced backyard, covered concrete patio, fully landscaped front & rear yards with underground irrigation, fresh paint, and newly landscaping & rock. Additional features include 200-amp electrical service, attached double garage & extra visitor parking. Located in the heart of University Heights, just minutes from Aberdeen Hall Preparatory School, UBCO, Quail Ridge Golf Club, Kelowna Springs Golf Course, parks, hiking trails, with a brand-new kids park just down the street on Acad...



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

### JP Letnick

Oakwyn Realty Okanagan-Letnick Estates

Phone: (778) 363-1314

<https://bc-real-estate.com/>

