



705 Stoltz Court Kelowna British Columbia

Rutland North

\$975,000



STUNNING SOUTH-BACKING HOME on a 0.18-acre pie-shaped lot at the end of a quiet cul-de-sac, right next to the orchards for a breathtaking backdrop! Only a minute's walk to K-12 schools, fields, the YMCA & more. Nearly 3,000 sq ft w/ a FULLY SELF-CONTAINED 2 BED LEGAL SUITE incl. its own entrance, laundry & private fenced yard - an easy \$1,800+/mo mortgage helper. Grand foyer & vaulted ceilings lead to a bright living room w/ cozy gas fireplace & new vinyl floors (2022). Family-sized Westwood white kitchen w/ eat-up island, SS appliances, oversized sink, walk-in pantry & direct access to the backyard, plus a breakfast nook w/ bay window & a separate dining room for family gatherings. Main floor also offers a powder room & laundry w/ direct access to the double attached garage. Upstairs: 3 bedrooms, a reading/flex room, 4-pc main bath & primary w/ 3-pc ensuite & walk-in closet. On the lower level, a media room is accessible from both the main home & the suite - keep the joining door closed for rental income or open it for multi-generational living. Outside, your park-like fenced yard is a private oasis: cherry, apple, pear, grape, raspberry, strawberry, haskap & more, a 40' fir-beamed pergola draped in mature grape vines, a semi-covered patio & your own 6-person sauna (hot tub wiring in place). Central A/C keeps summers comfortable. A true GEM in a stunning orchard setting - b...



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

Lani Rae

Century 21 Assurance Realty Ltd

Phone: (250) 864-6263

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

