



# 1955 Bowes Street Kelowna British Columbia

\$1,070,000

Set on one lot with convenient lane access in the heart of Kelowna South, this versatile property features 2 fully separate homes: a substantially renovated main residence and a well-built carriage home. The main home is thoughtfully designed for comfortable living and entertaining, with a charming outdoor sitting and dining area complete with a gas BBQ hookup. Inside, the inviting step-down living room offers warmth and character with a cozy gas fireplace. The open-concept kitchen is a chef's dream, featuring abundant cabinetry, generous storage, and a flexible pantry or office space. The oversized primary suite is a private retreat with dual sinks, a soaker tub, and separate shower. Two additional bedrooms and a full bathroom provide space for family or guests. The lower level adds flexibility with a fourth bedroom, another bathroom, a large storage and utility room, and a dedicated laundry area with suite potential. The carriage home is equally appealing, offering open-concept living, a bedroom, full bathroom, and laundry on the main level. Upstairs, a loft or flex space and an additional bedroom with ensuite create a private and functional layout ideal for extended family or tenants. Both homes are occupied by long-term tenants, generating strong and reliable rental income. Located on a quiet cul-de-sac, this property offers privacy and convenience just minutes from transit, shopping, and everyday amenities, making it well suited for investors or multi-generational living (id:6769)

- Utility room 9'8" x 15'9"
- Recreation room 14'5" x 24'11"
- Laundry room 9' x 12'10"
- Bedroom 12'5" x 11'2"
- 3pc Bathroom 9'1" x 10'6"
- Primary Bedroom 13'8" x 19'
- Living room 12'10" x 17'2"
- Kitchen 14'7" x 13'5"
- Dining room 12' x 12'
- Bedroom 11'9" x 12'6"
- Bedroom 12'6" x 13'4"
- 5pc Ensuite bath 13'9" x 10'1"
- 4pc Bathroom 6'9" x 6'5"
- Other 17'5" x 14'8"
- Bedroom 11'6" x 11'11"
- Full bathroom 4'11" x 7'10"

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