



## 372 Houghton Court Kelowna British Columbia

\$749,999

Discover a perfect opportunity for startup or downsizing with this charming family residence nestled in the heart of Rutland, boasting a spectacular large lot. The private backyard is ideal for children and entertaining guests, allowing you to embrace the Okanagan outdoor lifestyle fully. This meticulously maintained home offers a harmonious blend of comfort, convenience, and community living, situated on a friendly, tranquil street. You'll immediately feel at home in this thoughtfully designed property featuring two generously sized bedrooms and two full bathrooms. The primary bedroom includes a spacious closet and a full ensuite bathroom. Outside, the well-landscaped and fully irrigated outdoor space features a covered deck, perfect for relaxing or hosting gatherings. Located steps away from Studio9 School of the Arts and Ben Lee Park, and conveniently close to public transportation, this residence offers both accessibility and serenity. Don't miss out on the opportunity to make this wonderful family home your own! This cozy home presents a practical layout and the expansive lot offers tremendous investment potential. Consider future possibilities such as subdivision, constructing a sizable workshop with a suite above, or adding a carriage home—providing versatile options for savvy investors. Schedule your showing today to experience the warmth and charm of 372 Houghton Court. (id:6769)

Bedroom 11'8" x 11'4"

Primary Bedroom 14'1" x 13'2"

Living room 16'9" x 21'9"

Laundry room 14' x 6'5"

Kitchen 12' x 11'8"

Other 14'5" x 22'5"

Dining room 12' x 7'5"

Full bathroom 8'7" x 5'

Full ensuite bathroom 5'1" x 11'3"

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Listing Presented By:



Originally Listed by:  
Oakwyn Realty Okanagan

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

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
shannonstyles@gmail.com