

## 495 Donhauser Road Kelowna British Columbia

\$739,500

Wonderful family home in an excellent neighbourhood. This comfortable 2 bed 1.5 bath family home is located on a dead-end street close to all of Rutland's shopping and recreational amenities. The rear of the large, fully fenced rear yard can be accessed from a paved lane-way that would be perfect for the addition of a carriage home and garage. Future zoning of this property calls for higher density multi-family. The interior of this home has charm galore. The 2 bedrooms on the main floor and full bathroom give it a great family functioning layout. The well designed kitchen and breakfast area will be wonderful for family meals and fun. The large wrap-around, fully covered deck that looks over the fenced rear yard is ideal for morning coffee or fun BBQ gatherings. The basement has a half bath and laundry room, family games room and the ability to add a 3rd bedroom if desired. Roof and windows are approximately 10 years old. This home and property offers family living or future development potential. Easy to show with flexible showing times available. View the I-guide digital walkthrough for additional details. (id:6769)

Storage 5'4" x 12'7"

Storage 25'10" x 12'11"

Partial bathroom 12'0" x 8'5"

Recreation room 22'2" x 12'3"

Full bathroom 7'8" x 6'9"

Bedroom  $11'3" \times 9'3"$ Primary Bedroom  $14'3" \times 11'3"$ Kitchen  $17'4" \times 9'3"$ Living room  $20'4" \times 12'6"$  Listing Presented By:



Originally Listed by: Coldwell Banker Horizon Realty

https://kelownarealestateagent.ca/



## Stilhavn Real Estate Services Okanagan

#100 - 3200 Richter Street, Kelowna, BC,

Phone: (250) 878-3877 Shannon@MarkAndShannon.com

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.