



600/602 Rutland Road Kelowna British Columbia

\$1,045,000

Opportunity knocks in Rutland South! This spacious full duplex offers 3,103 sq. ft. of total living space, perfect for extended families, savvy investors, or anyone looking to live on one side and rent the other. With 8 bedrooms and 4 bathrooms, there's room for everyone. Both sides have been well maintained, with one side freshly painted. You'll find modern flooring throughout -- durable Berber carpet, laminate in the kitchens, and tile in the bathrooms. The bathrooms have been tastefully upgraded, and each side boasts a large rec room ideal for movie nights, games, or hobbies. Here's a bonus you'll love: The sellers are commissioning a qualified, professional window installation company to install all brand-new, energy-efficient windows -- giving you the benefit of improved comfort, lower utility costs, and long-term value. Outside, enjoy upgraded landscaping, newer extra-wide paved driveways, and fully fenced yards for kids or pets to play safely. Recent updates include a 2019 roof, freshly painted exterior, new gutters, Hardiboard fascia boards, and high-efficiency natural gas furnaces on both sides. There's even a handy storage shed out back. Backing onto the C-NHD - Core Area Neighbourhood of the 2024 Official Community Plan, this property is not only move-in ready but also a smart long-term investment. Whether you're a growing family, downsizing, or planning for the future, this duplex is packed with potential! (id:6769)

- | | |
|--------------------------------|--------------------------------|
| Storage 11'6" x 7'7" | Bedroom 11'1" x 11'5" |
| Recreation room 11'2" x 15'11" | 3pc Bathroom 7'7" x 7'2" |
| Laundry room 11'6" x 8'4" | Living room 11'8" x 16'4" |
| Bedroom 11'2" x 11'4" | Dining room 11'9" x 8'2" |
| Bedroom 11'4" x 8'4" | Primary Bedroom 11'4" x 11'10" |
| 3pc Bathroom 7'8" x 7'2" | Bedroom 9'3" x 11'1" |
| Utility room 11'6" x 8'6" | 4pc Bathroom 8'3" x 7'2" |
| Storage shed 11'0" x 8'0" | Kitchen 11'0" x 8'0" |

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

<https://brandongrass.com/>

stillhavn
REAL ESTATE SERVICES

**Stillhavn 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.

Recreation room 13' x 19'2"

Living room 11'7" x 16'8"

Bedroom 9'5" x 10'9"