



620 - 622 Birch Avenue Kelowna British Columbia

\$1,394,000

A RARE OPPORTUNITY FOR THIS QUALITY SOUTH KELOWNA PROPERTY WITH IN-LAW SUITE & CARRIAGE HOME (6 BEDS & 4 BATHROOMS)!!! Located within walking distance to the village of South Pandosy (SOPA), Schools, Kelowna Beaches, one block to Kelowna General Hospital (KGH) & steps to Cameron Park/Playground. This property includes a nicely updated Main home with 3 bedrooms, a 4-piece bathroom with heated tiled floors, plus a large basement recreational room with loads of storage. The main floor has hardwood floors, open concept living/dining/kitchen area, wood beams, large windows for lots of light & a wood-burning fireplace (+ a gas FP down). The 1-bedroom updated in-law suite has a full 4-piece bathroom, vinyl floors & a shared laundry room. The gorgeous carriage home was built in 2013 & offers an open-concept living space with 2 bedrooms, 2 full bathrooms (both with heated tiled floors), laundry & vinyl floors throughout the home. The primary bedroom has a double-vanity 4-piece ensuite & a walk-in closet. The main house has two decks & the carriage house has a fully fenced & very private patio. The property has 2 parking stalls at the front of the main home & room for 3 cars off the back lane. The current owners did major updates to the main home in 2022, a new roof in 2021, as well as low-maintenance exterior landscaping (Synlawn), fencing, sidewalks & driveways. This is an incredible property package with great tenants & currently generates \$6,354.00 monthly income. Don't miss out! (id:6769)

Storage 4'8" x 7'7"

Recreation room 24'4" x 20'11"

Laundry room 7'6" x 8'6"

Other 5'6" x 5'0"

Other 5'11" x 8'11"

Storage 3'2" x 2'9"

Bedroom 12'7" x 8'11"

Primary Bedroom 12'7" x 8'11"

Bedroom 8'6" x 11'9"

4pc Bathroom 8'7" x 4'11"

Kitchen 12'7" x 14'1"

Dining room 9'1" x 9'9"

Living room 12'7" x 20'1"

Primary Bedroom 11'6" x 11'9"

Full bathroom 4'11" x 7'11"

Living room 11'7" x 11'9"

Kitchen 11'8" x 11'11"

Full bathroom 4'11" x 7'11"

Bedroom 12'6" x 9'11"

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