



## 712 Ruston Road Kelowna British Columbia

\$774,900

BEAUTIFUL 2 STORY 3 Bed + Den 3 Bath CONTEMPORARY HALF DUPLEX with Additional 1 Bed 1 Bath Self Contained Inlaw Suite in Basement! Situated on a Quiet cul de Sac in Springvalley, this Attractive Quality built Duplex offers so much! Ingeniously Designed, 9' Ceilings on main, wide trims, huge windows, and open spacious feel! Covered Veranda and impressive entry with high ceilings greets you. Modern laminate flooring on main. Large Dark Espresso wood Kitchen with peninsula bar, stainless steel appliances, overlook cheery south facing eating area and family sized Great room with Gas feature fireplace. Glass door to big covered deck overlooking fenced landscaped yard. Main floor laundry, a large den (c/b 4th bedroom), 2 piece bathroom. Direct access to extra large single garage with extra storage space. Upstairs are 3 big bedrooms, each with a walk in closet. Full bathroom. Massive Primary bedroom with amazing 4 piece bathroom and walk in closet. Full basement with storage space of up. Separate 1 bed suite (stove taken out, but roughed in), is bright and spacious, full laundry, cute kitchenette with fridge, hotplate, microwave and dishwasher. Gas forced heat and Central air conditioning. This is a great home for First time buyers, Families and Investors! (id:6769)

4pc Bathroom 8' x 6'8"

Bedroom 10'6" x 12'

Bedroom 10'6" x 12'0"

4pc Ensuite bath 5'11" x 10'6"

Primary Bedroom 14'11" x 15'7"

Recreation room 14'6" x 13'

2pc Bathroom 7'3" x 2'11"

Den 10'8" x 9'2"

Dining room 10'11" x 10'1"

Living room 16'2" x 13'4"

Kitchen 9'8" x 16'5"

Full bathroom 10'1" x 8'5"

Bedroom 10'10" x 10'7"

Kitchen 11'3" x 5'5"

Listing Presented By:



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