



7141 Dunwaters Road Kelowna British Columbia

\$949,000

Are you seeking a comfortable home with real income potential? Look no further... Upper level: spacious open-concept living with a large kitchen, living and dining rooms, 3 bedrooms, 1 bath, and a private balcony with stairs to the backyard. In-floor heat, pellet stove and heat pump keep it comfortable year-round. Mountain views, quiet and relaxing neighbourhood. The lower level offers two fully furnished guest areas, each with a private entrance, 3-pc bath, bedroom, TV lounge, dining area, cabinets, sink, fridge, dishwasher and microwave, plus direct backyard access. All short-term-rental furnishings, linens, coffee makers, dishes and supplies included. Built to B&B standards, previously licensed, with sound-insulated ceilings and fire-code drywall separating them from the main home and each other. Good potential to convert one area to a legal suite. The 854 sq ft 3-car garage has epoxy floors, heat pump, hot/cold water and a 30-amp EV outlet. The RARE flat, fully fenced yard offers smart irrigation, power gate opener, shed and RV/boat parking. Septic upgraded in 2023 to support short-term rental use. A smartphone-controlled, roof-mounted wildfire sprinkler adds peace of mind. Whether you seek a luxurious home, unbeatable income potential, or both - this property delivers.

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Foyer 12'3" x 6'3"
Primary Bedroom 12'6" x 11'2"
Kitchen 11'7" x 12'7"
Living room 25'1" x 12'6"
Dining room 13'10" x 12'7"
Primary Bedroom 11'2" x 12'5"
Primary Bedroom 12'9" x 11'3"
Full bathroom 12'3" x 8'2"
Full bathroom 12'3" x 8'2"

Living room 13'2" x 12'3"
Living room 10'11" x 12'5"
Other 7'7" x 5'7"
Kitchen 12' x 12'3"
Kitchen 12' x 12'5"
Other 9'3" x 5'3"
Bedroom 11'2" x 12'4"
Bedroom 9'5" x 4'
Full bathroom 11'6" x 7'4"

Listing Presented By:



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Oakwyn Realty Okanagan

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