



## 795 Copeland Place Kelowna British Columbia

\$950,000

CHARMING CHARACTER HOME IN KELOWNA SOUTH. Located on a extremely quiet and safe end of the road, this gorgeous 5 bedroom 3.5 bathroom home is perfect for a family looking to be close to all Kelowna has to offer, or an investor as it has a LEGAL FULLY FURNISHED 2 BEDROOM SUITE with excellent tenants and great rent. The highly alluring main house offers 3 bedrooms and 2.5 bathrooms. Very well suited for a young family or tenant with a roommate or two; featuring 2 comfortable living areas, separate renovated bathrooms and a spacious shared kitchen and eating area. The upper level of the home (above the attached garage) is where you'll find the 2 bedroom, 1 bathroom LEGAL suite with a private entry, laundry, and deck. The suite is completely separate (hydro, furnace, hot water tank) and is a great source of income. Land value will only continue to increase through the years. Recent upgrades include roof (2018), gutters (2017), HWT in suite (2016), HWT in main (2015), furnace in main (2004), plumbing (poly-B to Pex - 2016), AC/Heat Pump in suite (2022). Fully fenced backyard with a peach tree and lovely Willow tree, garden boxes, backing onto a peaceful babbling creek. Amazing location and opportunity in this home! Right next to St. Joseph Elementary school and Child Care Center. Minutes to Abbott Street and many beautiful beaches, close by transit, parks, shopping, and downtown Kelowna. Amazing opportunity at your doorstep! (id:6769)

Bedroom 8'11" x 9'1"	Laundry room 10'1" x 8'1"
Bedroom 12'8" x 9'11"	Other 19'8" x 11'0"
4pc Bathroom 8'4" x 5'1"	3pc Bathroom 7'0" x 6'4"
Kitchen 10'8" x 10'1"	Primary Bedroom 13'2" x 11'0"
Living room 14'11" x 9'10"	Living room 15'6" x 12'0"
Bedroom 13'2" x 10'7"	4pc Bathroom 4'10" x 8'1"
4pc Bathroom 8'3" x 4'5"	Bedroom 13'11" x 10'9"

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.

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

**stillhavn**  
REAL ESTATE SERVICES

**Stillhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

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