



# 930-932 Lawson Avenue Kelowna British Columbia

\$1,360,000

Welcome to this exceptional property! Conveniently situated with easy access to the downtown core, living here embodies the essence of Kelowna living at its finest. This could be a perfect family home, an income-generating opportunity, or a blend of both, this property caters to every need and desire. With MF1 zoning (formerly known as RU7), this property opens doors to a myriad of potential future infill developments and is perfect for both homeowners and investors alike. With four bedrooms and three bathrooms, this spacious main home provides ample room for comfortable living. Hardwood and tile flooring enhance the interior. The lower level has been upgraded with Eurotech windows and sturdy laminate flooring. With two bedrooms down it offers 'suite' potential and is ideal for accommodating guests or extended family members. Adjacent to the main house is a well-constructed carriage house, built in 2015 by RJL Homes. This two bedroom, two bathrooms home provides a steady income stream and features an oversized single-car garage with space for a workshop. Outside, an expansive lot awaits, boasting low-maintenance landscaping and a large, paved driveway providing ample parking. A paved patio serves as an ideal spot for outdoor gatherings, while a private patio for the carriage house. Schedule a showing today and explore the boundless possibilities that await!

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- Foyer 9'9" x 4'5"
- 3pc Bathroom 10'0" x 5'0"
- Bedroom 10'6" x 8'6"
- 4pc Ensuite bath 10'6" x 6'0"
- Bedroom 10'4" x 8'11"
- Family room 20'4" x 10'8"
- Bedroom 10'4" x 8'11"
- Primary Bedroom 10'2" x 11'6"

- Dining room 10'3" x 9'6"
- Living room 17'8" x 12'3"
- Foyer 6'0" x 4'6"
- Kitchen 12'4" x 10'0"
- Dining room 12'6" x 6'6"
- Living room 14'0" x 12'2"
- Bedroom 11'11" x 8'0"
- Other 16'11" x 9'0"

Listing Presented By:



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Royal LePage Kelowna

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4pc Bathroom 6'5" x 4'9"

Full bathroom 7'2" x 4'10"

Kitchen 10'3" x 9'6"