



REALTOR®



## 1050 Bartholomew Court Kelowna British Columbia

\$824,900

Enjoy sweeping city, lake, and mountain views from this centrally located Lower Mission home, situated on a generous .37-acre cul-de-sac lot beside a public walkway (ideal for walking to schools and quick access to amenities). This home offers four bedrooms up, including the primary with sliding doors to a spacious view balcony, one bedroom down, and 3.5 bathrooms. The partially finished walk-out basement features a large covered patio and excellent potential for a legal suite or in-law accommodation. The main floor includes a cozy wood-burning fireplace, formal dining area, oak parquet flooring, and an island kitchen open to the family room and two sets of garden doors leading to a large sundeck. Triple garage with open driveway parking for additional vehicles, including RV/boat. This is a supreme fixer-upper with significant upside, whether through renovation, reconfiguration, or future lot potential it's a great opportunity in a highly sought-after neighbourhood known for strong long-term property values. RU1 zoning (Suburban Residential) allows for single detached homes and compatible secondary uses like townhouses or small daycare centers (generally accommodating up to four dwelling units providing low-density housing for families with options for increased density through permitted secondary uses) all detailed in Kelowna's Zoning Bylaw No. 12375. (id:6769)

4pc Bathroom Measurements not available

Bedroom 13'3" x 12'2"

Bedroom 13'3" x 12'5"

Bedroom 13'10" x 8'10"

4pc Ensuite bath Measurements not available

Primary Bedroom 19'4" x 25'1"

Other 22'9" x 31'10"

Mud room 5'7" x 25'7"

2pc Bathroom Measurements not available

Laundry room 8'3" x 10'6"

Living room 18'4" x 17'5"

Dining room 12'9" x 14'1"

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Bedroom 14'8" x 12'

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