



240 Bach Road Kelowna British Columbia

\$875,000

LOCATION, LOCATION, LOCATION and LEGAL SUITE. Exceptional investment opportunity in the heart of Rutland. This bright and well-maintained property features a legal suite with a separate entrance and separate electrical meter, making it ideal for investors, multi-generational living, or mortgage-helper income. Perfectly situated just steps to three schools, YMCA, Rutland Activity Centre, Arena and Recreation Park with downtown Rutland only a short walk away. Set on a large 0.22-acre lot backing onto school, this property offers both privacy and future potential. The upper and lower suites each feature 2 bedrooms and 1 full bathroom, with durable laminate flooring, vinyl flooring and tile throughout. Separate laundry for each suite adds convenience, while ample parking and a newer driveway provide excellent functionality. The fully fenced and gated backyard is perfect for children, pets, or tenants to enjoy. This home has been well cared for and is truly move-in ready with very little left to do. Zoned MF1, allowing for up to four units, this is an outstanding holding property with strong future development potential in a highly desirable central location. (id:6769)

4pc Bathroom 9'1" x 4'11"

Bedroom 8'10" x 10'

Bedroom 10'6" x 11'4"

Dining room 9'1" x 9'6"

Kitchen 9'1" x 7'1"

Living room 14'11" x 16'10"

Other 28'7" x 13'

4pc Bathroom 11'6" x 4'11"

Bedroom 11'6" x 8'6"

Dining room 10'1" x 9'3"

Laundry room 8'1" x 5'

Kitchen 9'8" x 10'2"

Primary Bedroom 11'7" x 12'6"

Living room 15'4" x 17'4"

Listing Presented By:



Originally Listed by:

Realty One Real Estate Ltd



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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.