



245 Arab Road Kelowna British Columbia

\$970,000

Modern family living meets exceptional income potential in this beautifully designed 2014 built home featuring a legal 2 bedroom legal suite above a triple-car garage. A welcoming covered front porch sets the tone, while inside you'll find a bright open concept main floor with laminate flooring, a cozy gas fireplace, and a spacious kitchen complete with stainless steel appliances, abundant cabinetry, a large island, and direct access to the oversized covered deck, perfect for entertaining or summer BBQs. A convenient den makes an ideal home office, while the main residence offers the highly sought after layout of 3 bedrooms on the same upper level, making it perfect for growing families. The spacious primary suite features oversized windows, a walk-in closet, and a full ensuite with double sinks. The bright 2 bedroom, 1 bath legal suite offers vaulted ceilings, plenty of natural light, and is currently rented to excellent tenants on a one year lease for \$2,200/month, providing an outstanding mortgage helper or investment opportunity. Outside, the pie shaped lot offers abundant parking for RVs, boats, trailers, and other toys. With only one direct neighbor and convenient alley access to the backyard, this property offers exceptional privacy and functionality. The backyard is a blank canvas, ready for your dream outdoor living space. A rare opportunity to own a home that perfectly blends family living, rental income, and room for all your vehicles and toys. (id:6769)

Bedroom 9'11" x 10'4"

Bedroom 10'8" x 9'10"

Primary Bedroom 13'11" x 11'11"

5pc Ensuite bath 11'5" x 4'11"

4pc Bathroom 10'6" x 4'10"

Living room 10'10" x 7'5"

Kitchen 10'6" x 8'6"

Dining room 8'11" x 11'4"

Bedroom 11'4" x 11'4"

Bedroom 9'11" x 12'1"

4pc Bathroom 4'10" x 8'0"

Living room 20'11" x 12'10"

Laundry room 6'5" x 7'7"

Kitchen 15'6" x 11'8"

Dining room 14' x 10'8"

Bedroom 9'10" x 9'11"

2pc Bathroom 4'11" x 4'11"

Listing Presented By:



Originally Listed by:
REMAX Kelowna



Royal

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