



## 475 - 479 Eldorado Road Kelowna British Columbia

\$1,650,000

Don't miss your chance to own this stunningly renovated full duplex in one of Kelowna's most desirable neighborhoods! Perfectly situated just steps from Anne McClymont Elementary and the Boys and Girls Club, this property offers the ultimate in location and lifestyle. Enjoy an easy stroll to the lake, Sunshine Market, South Pandosy shops, and top-rated restaurants. This versatile duplex is ideal for those looking to live on one side and rent out the other, or for families seeking a multigenerational living arrangement. With a legal strata plan already in place, you also have the option to stratify into two separate titles. Both sides of this home have been fully modernized, featuring bright, open-concept layouts with contemporary kitchens, stylish bathrooms, new flooring, and updated fixtures that make the interiors feel both modern and warm. Outside, the home showcases refreshed Hardie board siding and paint, giving it fantastic curb appeal. Each unit boasts a private, level yard; one even includes a beautiful pool perfect for summer entertaining and relaxation. This is a rare chance to own a virtually brand-new home in one of Kelowna's most sought-after communities. The City of Kelowna requires only minimal building code improvements to complete the stratification process, ensuring a seamless path to increased value. (id:6769)

Primary Bedroom 11' x 15'9"

Bedroom 10'11" x 12'5"

3pc Bathroom Measurements not available

Office 10'3" x 8'2"

Bedroom 12'3" x 16'9"

Laundry room 9'1" x 9'5"

Bedroom 10'5" x 14'2"

1pc Bathroom Measurements not available

2pc Bathroom Measurements not available

Laundry room 7'6" x 8'6"

Bedroom 10'11" x 14'2"

Living room 13'2" x 21'3"

Kitchen 10'5" x 13'6"

Dining room 10' x 10'5"

Kitchen 10'1" x 11'4"

Bedroom 10'9" x 12'7"

Primary Bedroom 10'11" x 14'4"

4pc Bathroom Measurements not available

Listing Presented By:



Originally Listed by:

Sotheby's International Realty  
Canada

<http://www.scottmarshallhomes.com/>



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®, REALTORSO® 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 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.

