



# 693 Mayfair Court Kelowna British Columbia

\$959,000

Priced below assessed value and LEGAL SUITE! Exceptional investment opportunity with outstanding future redevelopment potential! Situated on a large, flat lot in a desirable family-friendly neighbourhood, this versatile property is zoned MF1, offering exciting possibilities for future development potential. The home features 7 bedrooms plus a den, including a spacious and fully self-contained 2-bedroom legal suite (currently being used as a 3 bedroom suite), making it an excellent income-generating property or ideal for multi-generational living. The upper level is currently rented for \$3,500/month plus utilities, while the suite generates an additional \$2,500/month plus utilities, providing strong rental income. An additional summer kitchen offers even more flexibility for extended family or entertaining. Major mechanical updates have already been completed, including a new furnace, hot water tank, and air conditioner, offering peace of mind for years to come. Located in a sought-after neighbourhood close to excellent schools, parks, public transit, shopping, restaurants, and everyday amenities, this property offers both immediate cash flow and long-term upside. (id:6769)

- Bedroom 9'11" x 13'8"
- Other 15'2" x 20'10"
- Utility room 3'7" x 7'
- Kitchen 7'10" x 6'2"
- 4pc Bathroom 5'9" x 10"
- 4pc Bathroom 6'6" x 9'1"
- Foyer 15'2" x 8'7"
- Bedroom 17' x 14'
- Primary Bedroom 13'9" x 13'11"
- Great room 24'8" x 18'5"
- Family room 13'8" x 18'11"
- Dining room 8' x 11'11"
- Other 13'7" x 8'8"
- Bedroom 10' x 14'
- Bedroom 10' x 10'11"
- 5pc Bathroom 7'5" x 10'2"
- 4pc Ensuite bath 7'4" x 5'9"
- Living room 15'6" x 19'7"

Kitchen 11' x 11'

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