



7141 Dunwaters Road Kelowna British Columbia

\$998,000

INVESTOR ALERT! BNB Licensed! Discover your dream home where luxury meets functionality. The upper level offers a spacious open-concept layout with large kitchen, living and dining rooms, 3 beds, 1 bath, private balcony with stairs to the backyard. In-floor heat, pellet stove, and heat pump provide year-round comfort. The lower level has two brand-new, fully furnished guest areas, each with a private entrance and licensed for B&B. Each includes a 3-pc bath, bedroom, TV lounge, dining area, cabinets, sink, fridge, dishwasher, microwave, and backyard access. Linens, coffee makers, dishes, and supplies included. Guest areas are separated by STC~60, 1-hour fire-rated assemblies from both the main home and each other. Sale includes a B&B website (okanaganbnb.ca), Instagram and Facebook pages - a turnkey business. The 854 sqft 3-car garage has epoxy floors, a heat pump, hot/cold water, and 30-amp EV outlet. The fully fenced, flat yard includes smart irrigation, electronic gates, shed, RV/boat parking. The septic system was upgraded in 2023 for B&B use. Also installed: a smartphone-controlled, roof-mounted wildfire sprinkler. Whether you seek a luxurious home, unbeatable income potential, or both - this property delivers. Ask you REALTOR for the list of special features. (id:6769)

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Bedroom 12'9" x 11'2"

Bedroom 12'6" x 9'3"

5pc Bathroom 12'4" x 9'3"

Primary Bedroom 12'6" x 11'2"

Living room 20'11" x 12'5"

Dining room 13'4" x 12'8"

Kitchen 12' x 12'8"

3pc Bathroom Measurements not available

Bedroom 11'3" x 12'4"

Living room 13'10" x 12'3"

Other 11'5" x 12'3"

3pc Bathroom Measurements not available

Other 7'2" x 12'4"

Bedroom 11'3" x 12'4"

Living room 15'11" x 12'4"

Laundry room 7'8" x 5'6"

Laundry room 13'4" x 5'2"

Foyer 6'2" x 12'4"

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