



727 Douglas Street Kamloops British Columbia

\$599,900

Unique downtown home, requiring some updates but consisting of three partially separate suites and walking distance to three downtown schools. The vacant upper floor has 2 generous bedrooms, 1 bath, dining room and a living room that opens up to the front yard deck where you'll catch both the morning and evening sun as well as mountain views. The mid-century-modern charm shines through with the added features of its fireplace, built-in book shelf and built-in high top table in the kitchen. With walk-out entry on the lowest level, you'll find two semi-separate studio suites, each offering a full kitchen, shared bathroom and shared laundry room with the suite above. An additional room on the lowest level has potential to be converted into a second bathroom which would allow for the property to boast three fully separate suites. Please check the floor plan for a detailed lay-out. Suite A is vacant. Suite B has been a long-term tenant with great reviews from the current owners. Suite C will be vacant as of September 1st as tenant has signed a lease elsewhere. With two suites vacant choose to occupy one or both as your primary residence or have all 3 rented. Hot water tank updated in 2023 If you're looking for a home in this sought-after downtown neighbourhood south of Columbia Street, this just might be the one for you. 24 hour notice required for tenanted suites. (id:6769)

Storage 8' x 13'

Laundry room 16' x 13'

3pc Bathroom 13' x 5'

Bedroom 9' x 12'

Primary Bedroom 12' x 12'

Dining room 8' x 9'

Kitchen 19' x 10'

Living room 20' x 12'

Full bathroom Measurements not available

Other 14' x 5'

Bedroom 19' x 15'

Bedroom 13' x 28'

Listing Presented By:



Originally Listed by:

Royal LePage Westwin Realty



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.