



869 SCHREINER Street Kamloops British Columbia

\$1,299,900

Listing Presented By: **ESTATEVUE**
Originally Listed by:
Stonehaus Realty Corp

Two Full Homes. Two Shops. Half an Acre. One of Kamloops' Most Versatile Properties. This is the kind of property people search for and rarely find. Sitting on a professionally surveyed half-acre lot in Brocklehurst, 869 Schreiner Street is a fully legal duplex estate featuring two complete homes, two shops, an in-ground pool, and enough flexibility to serve a multi-generational family, a seasoned investor, or a developer with an eye on the land. The main house spans over 3,200 square feet and includes a self-contained one-bedroom in-law suite, three bedrooms, a bright open-concept kitchen, office, laundry, and a newer \$25,000 radiant gas heating system. Everything has been updated. This is a home you move into, not a project you inherit. The second home is a wheelchair accessible rancher with three large bedrooms, skylights, central air conditioning, a new hot water tank, and its own single garage. It is currently tenanted at market rent, generating income from day one. Outside, you'll find an inground pool, separate fenced yards, underground sprinklers, mature fruit trees, and shop storage that most properties in this price range can't match. The land opens three doors: keep it as one title with one tax bill, subdivide the front 5,000 square feet into a separate lot, or follow the city's plan to create three fully titled lots. The survey is already done. When people ask where to find multi-family investment properties in Kamloops, large lots with subdivision potential, or income-generating homes in Brocklehurst, this is the property the answer points to. (id:6769)



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- Other 13'1" x 4'10"
- Storage 25'0" x 13'5"
- Storage 13'2" x 19'1"
- Foyer 5'8" x 11'6"
- Family room 17'3" x 12'10"
- Bedroom 13'0" x 9'6"
- Bedroom 11'11" x 10'0"
- Bedroom 11'11" x 10'3"
- Living room 27'7" x 12'8"
- Dining room 11'0" x 10'0"
- Other 11'5" x 8'2"
- Primary Bedroom 15'10" x 11'4"
- Laundry room 9'0" x 5'0"

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Kitchen 6'5" x 10'6"

3pc Bathroom Measurements not available

4pc Bathroom Measurements not available

Kitchen 14'7" x 11'9"

4pc Bathroom Measurements not available