



Rio Drive Kelowna British Columbia

\$1,799,000

A very special package of two homes that are on two separately titled strata lots. 1257 Rio was built in 1971 with an unfinished basement. There are 3 bedrooms and one bath on the main floor of this home with a lovely fully fenced rear yard. The carport fits two vehicles with parking for 2 more on the driveway. 1259 Rio was built in 2021 and is completely ready to move into. The main floor boasts a very well designed kitchen and eating area which is open to a comfortable family room. The mud room is perfectly situated as you come in from your 2 car garage. There is a 1/2 bath on this floor for easy access for guests and family. The 2nd floor boasts 3 bedrooms, including a generously sized primary bedroom with a great walk-in closet and fully equipped ensuite bathroom. The laundry room is also situated on the 2nd floor. In the basement there is a 4th large bedroom and a rec/family room and a full bathroom. This would be a fantastic place for a teenager or student to make their own space. The fully fenced and beautifully landscaped rear yard is ready and waiting for your summer days and pets. The neighbourhood offers incredible access to school bus stops, just steps from the front door. This is truly an unique property offering. The ability to create income, have a multi-family living arrangement or whatever you plans may be. Measurements for 3rd and 4th floor are for the 2 floors in the 2nd home. This property can handle all your plans and dreams. (id:6769)

Other 5'11" x 10'10"

Bedroom 9'8" x 10'10"

4pc Bathroom 8'3" x 7'9"

3pc Ensuite bath 8'3" x 10'11"

Other 12'7" x 25'3"

Utility room 19'8" x 5'

Recreation room 15'3" x 13'7"

Bedroom 9'6" x 10'4"

4pc Bathroom 8'3" x 7'9"

Bedroom 9'8" x 10'10"

Primary Bedroom 13'10" x 10'11"

Dining room 8'10" x 5'11"

Partial bathroom 4'11" x 6'1"

Living room 13'6" x 14'7"

Kitchen 15'6" x 9'10"

Other 21'0" x 37'11"

Primary Bedroom 12'5" x 10'11"

Living room 12'5" x 18'3"

Dining room 9'2" x 10'0"

Listing Presented By:



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Coldwell Banker Horizon Realty

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Royal

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