



**CENTRAL LOCATION, CLOSE TO EVERYTHING!**  
**5 BED + 2 BATH HOME WITH SWIMMING POOL & IN-LAW SUITE**  
**ALLEY ACCESS & MF1 ZONING RIFE FOR FUTURE RE-DEVELOPMENT!**

**1397 BRAEMAR STREET**  
**KELOWNA, BC**

# 1397 Braemar Street Kelowna British Columbia

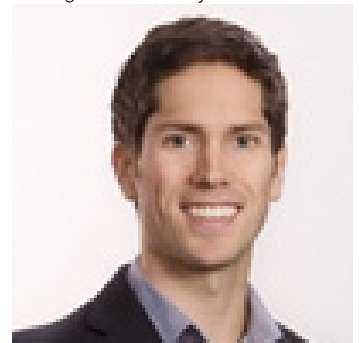
\$959,000

FAMILY NEIGHBOURHOOD - Yes! CENTRAL LOCATION & CLOSE TO EVERYTHING - Yes! SWIMMING POOL & PRIVATE YARD - Yes! IN-LAW SUITE & LANEWAY ACCESS - Correct! This excellent Glenmore home is steps away from the Okanagan Rail Trail, Parkinson Rec Center, schools, daycare and shopping and is in a flat pedestrian friendly area where you can enjoy leisurely bike rides or walks all over the city without having to drive a car! (3) bedrooms and (1) full bath on the main + (2) bedrooms and (1) full bath on the lower level. Updates include new roof in ~2016, windows and doors, kitchen cabinets, stainless steel appliances and granite countertops. The home has hardwood floors, high-efficiency furnace, on-demand hot water and gas range. Separate kitchen on the lower floor is great for extended family or to rent and help with the mortgage. The yard is fully fenced, flanked in mature cedars and private, and ideal for enjoying the spacious yard and in-ground swimming pool! There's a covered patio front and back and the property has a gas BBQ hook-up, two storage sheds, stamped concrete pathways and u/g irrigation throughout. ADDED BONUS: Alley access and multi-dwelling (MF1) zoning makes the property rife for future development! (id:6769)

- |                          |                                |
|--------------------------|--------------------------------|
| Dining room 9'5" x 4'5"  | Kitchen 13'11" x 9'11"         |
| Utility room 8'6" x 4'3" | Laundry room 3'7" x 3'1"       |
| Laundry room 8'2" x 3'0" | Bedroom 9'1" x 8'1"            |
| Foyer 10'0" x 6'0"       | Bedroom 8'11" x 8'11"          |
| Bedroom 10'11" x 10'2"   | 4pc Bathroom 12'5" x 4'11"     |
| Bedroom 12'5" x 11'8"    | Dining room 9'4" x 10'1"       |
| 4pc Bathroom 7'0" x 5'5" | Primary Bedroom 12'6" x 10'11" |

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