



# 1009 Hudson Road West Kelowna British Columbia

\$1,075,000

SUBJECT TO FINAL SUBDIVISION: Explore this exceptional 5-bedroom, 3-bath property on Boucherie Road, nestled in the vibrant wine region of West Kelowna. The home offers a focused investment or residential opportunity, yielding an attractive annual income of \$65,820. The property features a 3-bedroom upper suite and a legally-suited 2-bedroom lower level, combining comfort with financial savvy. Recent upgrades, including a new roof and efficient heating/cooling systems, add to its appeal. Each suite boasts spacious layouts and ample natural light, perfect for a family home with the bonus of income support or a cash-flow opportunity. The new West Kelowna zoning allows for a 4-unit duplex to be built on the lot, presenting an exciting development opportunity. Currently leased until June 30, 2024, this property is ideal for those looking to invest in West Kelowna's thriving community. Additionally, this property is in the process of being subdivided from 0.34 acres to 0.19 acres, with the home sitting on 0.19 acres. The remaining 0.15 acres is being sold separately at 2640 Boucherie Rd. Don't miss out on this dual opportunity of a comfortable home and a wise investment in one of the region's most desirable areas! (id:6769)

- Storage 25'2" x 21'6"
- Laundry room 8'5" x 7'1"
- Bedroom 11'8" x 10'9"
- Bedroom 10'10" x 9'5"
- 4pc Bathroom 9'8" x 4'11"
- Recreation room 18'3" x 11'8"
- Kitchen 13'5" x 7'2"
- Laundry room 6' x 2'
- Dining room 15'4" x 9'10"
- Family room 15'7" x 8'4"
- Bedroom 10'6" x 10'
- Bedroom 11'5" x 9'
- 4pc Ensuite bath 8'11" x 8'5"
- 4pc Bathroom 9'10" x 4'11"
- Primary Bedroom 17' x 16'
- Living room 14'10" x 11'5"
- Kitchen 12' x 9'10"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna



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