



# 1365 Mountainview Street 1&2 Kelowna British Columbia

\$1,170,000

Welcome to this absolute GEM of a property! Located in a quiet Glenmore neighbourhood, yet close to all the conveniences you need- shops, parks, school recreation- this versatile property offers something for everyone! This charming rancher-style duplex features two side x side attached units, each with its own unique appeal. Both homes are designed to provide comfort and privacy, making this an ideal investment opportunity or multi-family living solution. MAIN HOME #1: The primary unit offers a bright open-concept living space & kitchen, updated w. quartz countertops and stainless steel appliances. Access the enclosed sunroom off the kitchen, which leads out to your expansive deck, perfect for entertaining or relaxing in privacy. There are 2 bedrooms & 1 bathroom on the main floor. Downstairs offers plenty of potential with 2 additional bedrooms, a den, a rec room, & laundry/utility room- providing ample space for customization to suit your needs. SUITE #2: Added in 2016, the 2nd unit offers a spacious open concept layout with 2 beds, 1 bath & laundry closet. The modern kitchen features a central island w. seating & pantry for added storage. Step out to a cozy outdoor patio area and a fully enclosed yard space. Each unit enjoys ample privacy, with separate yard spaces & private driveways, not to mention the single car garage, & detached double garage! This property is a rare find that checks all the boxes. You don't want to miss this one. (id:6769)

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|-------------------------------|--------------------------------|
| Bedroom 11'2" x 13'5"         | Living room 15'7" x 14'3"      |
| Utility room 6'7" x 10'6"     | Kitchen 13'8" x 9'             |
| Den 9'9" x 8'6"               | Recreation room 17'10" x 12'2" |
| 3pc Bathroom 5'7" x 6'10"     | 4pc Bathroom 6'4" x 6'10"      |
| Bedroom 12'7" x 10'           | Bedroom 9'7" x 10'10"          |
| Primary Bedroom 10'7" x 13'5" | Primary Bedroom 12'11" x 12'1" |
| 5pc Bathroom 6'9" x 13'1"     | Kitchen 17'8" x 10'0"          |
| Bedroom 10'11" x 11'5"        | Living room 10'7" x 12'10"     |

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Dining room 9'4" x 7'10"