



1231 Lawson Avenue Kelowna British Columbia

\$1,099,000

Great location, large lot, lots of potential! If you're looking for a fantastic investment opportunity this is the one! Close to downtown, the Apple Bowl, shopping, transit and parks. This custom built home has great bones and is ready for your ideas. Over 3300 sqft of finished living space. The windows were replaced just 2 years ago. The kitchen has been nicely updated and boasts new stainless steel appliances. Huge living room with custom built-ins and gas fireplace has plenty of space for entertaining. The expansive primary bedroom can easily be converted back into 2 separate bedrooms, both with large closets and patio doors to the covered rear deck. The laundry room includes hi efficiency washer and dryers with pedestals. Downstairs you'll find a great 2 bedroom in-law suite complete with it's own separate entrance, kitchen, 2 bathrooms, living room, laundry room and dining room. If you like outdoor living then you'll love the back yard! With ample covered deck spaces for shade and open patio for sun with seating areas, it is a great place to host your friends and family. To add to all the great spaces to entertain there is also a fantastic 600+ sqft heated and insulated ""man-cave"" that can be turned back into a garage if needed. RV/Boat parking right on your own property! All this along with an easy to maintain front yard and underground sprinklers in the back yard, makes this home the perfect place to live and entertain while holding for future potential development. (id:6769)

Kitchen 13'7" x 12'6"	Dining room 11'11" x 14'8"
Recreation room 22'10" x 16'2"	Foyer 7'2" x 14'3"
Storage 8'4" x 6'3"	Living room 16'9" x 20'5"
Bedroom 14'4" x 9'9"	Kitchen 13'11" x 10'7"
Full bathroom 5'5" x 7'5"	Full bathroom 8'4" x 8'0"

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