



1347 A&B Orchard Drive Kelowna British Columbia

\$1,750,000

Exceptional opportunity to own a modern duplex with built-in flexibility. One side is currently vacant, offering the option to live in one unit while maintaining long-term rental income from the other. Built in 2022, this centrally located property features a functional and well designed layout with the primary bedroom, ensuite, powder room, laundry, and an open concept kitchen and living area all on the main floor. The lower level offers two additional bedrooms, a full bathroom, and a secondary living space with direct access to a fully fenced backyard. The low maintenance yard, with no grass, provides ease of upkeep or a blank canvas for future landscaping. Ideally situated close to the Rail Trail, shopping, downtown, and Bankhead Elementary, this property is well suited for investors, multi-generational living, or owner occupiers seeking long term value in a prime location. (id:6769)

Utility room 14'9" x 7'8"

Utility room 7'8" x 14'9"

4pc Bathroom 8'3" x 7'

Recreation room 16'6" x 11'1"

Bedroom 16'10" x 9'4"

Bedroom 13'1" x 10'11"

4pc Bathroom 7' x 8'3"

Bedroom 9'4" x 16'10"

Recreation room 11'1" x 16'6"

Bedroom 10'11" x 13'1"

4pc Ensuite bath 7'10" x 7'11"

3pc Bathroom 6' x 5'8"

Laundry room 8'5" x 9'5"

Dining room 14' x 10'6"

Primary Bedroom 11'9" x 11'8"

Living room 13'11" x 17'

Kitchen 8'7" x 12'6"

Dining room 14' x 10'6"

Laundry room 8'5" x 9'5"

Listing Presented By:



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