



# 1403 Braemar Street Kelowna British Columbia

\$849,900

Welcome to this beautifully updated 3 bedroom 3 bath home with a registered LEGAL suite in the heart of Kelowna. Impressive curb appeal with MF1 Zoning, perfect for homeowners and investors alike. Situated on a quiet, family-oriented street with a sidewalk, this property offers excellent walkability and access to some of the city's top amenities. Just a 5 minute walk to the new Parkinson Rec Centre, a 1 minute bike ride to the scenic Rail Trail, and a short 3 minute drive to downtown Kelowna. The home has been thoughtfully updated with fresh paint throughout the interior and exterior. The home features central heating and A/C, with a newly installed furnace and A/C system. Flooring has been upgraded in all 3 bedrooms and basement suite's living room, giving the home a clean and cohesive look. The legal suite, registered with the City of Kelowna, can help to significantly offset a mortgage. The suite has its own private walkway and entrance, offering privacy for both the main home and suite occupants. The fenced backyard features three sheds, including a spacious 10' x 16' walk-in shed, ideal for storage or a workshop. Backyard laneway access and plenty of yard space is ideal for parking a boat or RV. Exterior enhancements include new gutters, new fencing with gates, and underground irrigation. Whether you're looking for a move-in-ready home with income potential, an investment or a holding property with future development, this property checks all the boxes. (id:6769)

Storage 10'10" x 6'6"  
4pc Bathroom 5'6" x 8'2"  
Laundry room 13'2" x 14'1"  
3pc Ensuite bath 11'2" x 9'5"  
4pc Bathroom 12'6" x 5'  
Primary Bedroom 8'11" x 14'6"  
Dining room 9'1" x 9'2"

Bedroom 12'6" x 11'1"  
Kitchen 12'6" x 12'10"  
Living room 12'5" x 18'2"  
Kitchen 13'11" x 14'8"  
Living room 14'4" x 14'9"

Primary Bedroom 10'1" x 12'

Listing Presented By:



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<http://www.neufeldhomes.com/>



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