



## 2231 Richter Street Kelowna British Columbia

\$1,229,000

NEW Luxury 2025 Built Duplex - Steps from Kelowna General Hospital + LEGAL SUITE, High Cash Flow Why compromise on space when you can enjoy over 3,400 sq. ft. 6 bed + Den , 6 Bath on 3 levels of taller walls perceived luxury feel and a fully self-contained separate legal suite rented for \$2,300 a month or airbnb for higher profits. This brand-new duplex is ideally located just one block from Kelowna General Hospital perfect for professionals, investors, or extended families. The main home features four bedrooms, each with its own ensuite, and a spacious open-concept main level ideal for entertaining. The main level gourmet kitchen boasts premium finishes, a large pantry, and flows into the dining and living areas, one bedroom ( ensuite) and half bath. In the 2nd level the primary suite offers a private balcony, his-and-hers walk-in closets, and a retreat-style 6-piece ensuite, den and laundry room. The third level includes two additional bedrooms, each with its own ensuite, providing privacy and comfort for guests, and storage rooms. The legal 2-bedroom suite--with separate access from the back alley--features a modern kitchen with stainless steel appliances, balcony, in-suite laundry, and a full bathroom. Double garage with EV set up, concrete. covered patio with hot tub set, fully fenced, front grass, built in closets, triple-pane windows and construction, built to Step 4 energy standards. No strata fees, irrigation system, HRV Prime location, public transit (id:6769)

Full bathroom Measurements not available

Bedroom 10' x 12'6"

Bedroom 10' x 12'6"

Living room 20' x 10'6"

Kitchen 20' x 10'6"

Den 9' x 10'6"

Full ensuite bathroom 9' x 6'

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Bedroom 13' x 10'6"

Full ensuite bathroom Measurements not available

Bedroom 13'6" x 12'

Partial bathroom Measurements not available

Dining room 10' x 12'6"

Full ensuite bathroom Measurements not available

Bedroom 11' x 9'6"

Living room 14' x 12'6"

Kitchen 10' x 10'6"

Listing Presented By:



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