



## 6476 KOOTENAY Street Oliver British Columbia

\$599,000

Beautiful Well Kept 3 Bedroom 2 Bath 1603 sq ft home with carport and GORGEOUS LEGAL STUDIO CARRIAGE HOME! The home is gas heated with vinyl windows with a great size kitchen flowing into the dining area and living room. Basement has a separate entrance with a small kitchen, large living room, one bedroom and 3 piece bath. enjoy the private covered concrete patio, small party gazebo and the multitude of garden beds around the fenced private yard. The Amazing Beautiful Legal 777 sq ft Studio Carriage House has a yard and an alley entrance, new kitchen with tiled floor, 3 piece bath, a beautiful cedar sauna, gas radiant floor heat, stack-able laundry, super funky loft office space and storage and best of all a 31'x15' Greatroom/Living room with Bright Vaulted 14' ceilings. This Wonderful building is minimal work away from being entirely wheelchair accessible. This is a must see property. Currently tenanted and requires 24 hours notice for showings. Seller is a licensed Realtor. Tenanted, 24 hours required for showing. Main House tenant \$1675 plus utilities month to month tenancy. Carriage home \$1650 plus utilities with lease until June 30, 2025. Disclosure of interest in trade: one of the sellers is a real estate licensee. (id:6769)

Living room 31'1" x 15'2"

Kitchen 19'10" x 9'7"

3pc Bathroom Measurements not available

Recreation room 22'4" x 10'10"

Kitchen 9'6" x 6'7"

Bedroom 11'7" x 11'7"

3pc Bathroom Measurements not available

Primary Bedroom 12'6" x 11'3"

Living room 12'9" x 12'3"

Kitchen 20' x 9'5"

Dining room 11'3" x 9'11"

Bedroom 10'3" x 9'

4pc Bathroom Measurements not available

Listing Presented By:



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RE/MAX Kelowna



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

Phone: 250-493-2244  
tammykozari@gmail.com

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