



## 749 Francis Avenue Kelowna British Columbia

\$995,000

Discover this exceptional duplex, a rare find perfect for savvy investors! Featuring a spacious three-bedroom, two-bathroom unit on the top floor and a comfortable two-bedroom, one-bathroom unit on the ground floor, this property promises no compromises and high-quality craftsmanship throughout. Generating \$5,000 monthly income with minimal expenses—owners only cover taxes and insurance—this property is a landlord's dream. Each unit has its own separate entrance, individual laundry facilities, hot water tanks, heating and cooling systems. The upper unit come with a garage plus an uncovered parking spot, and there's ample street parking. Lower level has a garage. Modern updates include new flooring, kitchens with quartz countertops, updated bathrooms, new decks, freshly painted exteriors and interiors, upgraded railings, plumbing, and wiring. Lower unit feature baseboard heating and ductless heat/cool units, while upper units enjoy gas-forced air heating with A/C. Each unit also offers a private yard and is accessible from the rear alley or Francis Ave. Located near the beach, schools, and shopping, this property is in a prime rental area that almost manages itself. Don't miss out on this fantastic investment opportunity—schedule your viewing today! (id:6769)

Kitchen 14'8" x 13'1"

Primary Bedroom 11'4" x 14'6"

3pc Bathroom 5'1" x 8'10"

Living room 13'4" x 13'1"

Bedroom 9'6" x 9'8"

Laundry room 9'4" x 10'4"

Bedroom 9'6" x 10'2"

Bedroom 12'5" x 10'4"

Kitchen 20'8" x 10'

Living room 12' x 13'8"

Dining room 9'11" x 13'8"

3pc Ensuite bath 9' x 4'8"

3pc Bathroom 9' x 5'

Foyer 11'6" x 10'

Primary Bedroom 12' x 13'8"

Listing Presented By:



Originally Listed by:  
Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



**Royal LePage Locations West Realty**

484 Main Street , Penticton, BC,

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

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