



## 751 Francis Avenue Kelowna British Columbia

\$1,095,000

\*Property can be sold with 749 Francis Avenue to make a 4 legal 4 plex. 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 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. Current tenants are clean, content, and eager to stay. 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)

Laundry room 9'4" x 10'4"	3pc Bathroom 9'0" x 5'
Full bathroom 5'1" x 8'10"	Bedroom 12'5" x 10'4"
Bedroom 9'6" x 9'8"	3pc Ensuite bath 9' x 4'8"
Primary Bedroom 11'4" x 14'6"	Kitchen 20'8" x 10'
Living room 13'4" x 13'1"	Dining room 9'11" x 13'8"
Kitchen 14'8" x 13'1"	Primary Bedroom 12'0" x 13'8"
Foyer 11'6" x 10'	Living room 12'0" x 13'8"
Bedroom 9'6" x 10'2"	

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