



## 935 Laurier Avenue Kelowna British Columbia

\$2,449,000

A fantastic opportunity to own a centrally located property in the heart of Kelowna, offering incredible flexibility for investors, families, or those seeking mortgage helpers. This property features three distinct living spaces, making it ideal as a full investment property with strong rental income or as a primary residence with space for extended family or tenants. The upper level of the main home offers 3 bedrooms and 2 bathrooms, with an open-concept kitchen, living and dining area, a designated laundry room, and a covered deck. The lower level includes a flex room with potential as a guest bedroom or recreation room, a full bathroom, and a double garage with epoxy flooring. A separate 2-bedroom, 1-bathroom in-law suite provides excellent accommodation for renters or extended family. At the rear of the property, down a beautifully finished concrete driveway, you'll find a well-designed 1-bedroom, 1-bathroom carriage house with a main-level office/flex space and a large double garage, currently shared between suite and carriage tenants. The entire property features high-end finishes throughout, including hardwood and tile flooring, granite countertops, and quality appliances in every space. Its central location near downtown, the hospital, and major routes offers excellent convenience and consistently strong rental demand. Zoned MF1, the property also offers future development potential, making it an ideal holding property while generating impressive rental income. (id:6769)

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|-------------------------------|-------------------------------|
| Other 6'4" x 11'9"            | 4pc Bathroom 10'6" x 5'0"     |
| Storage 5'11" x 5'            | Foyer 9'5" x 9'6"             |
| Primary Bedroom 21'0" x 20'3" | Recreation room 16'3" x 15'1" |
| Laundry room 6'5" x 8'10"     | 4pc Bathroom 5'1" x 12'11"    |
| Kitchen 22'4" x 9'7"          | Living room 13'2" x 17'7"     |
| Great room 24'5" x 15'6"      | Kitchen 14'10" x 14'1"        |

|                                |                          |
|--------------------------------|--------------------------|
| Dining room 21' x 9'5"         | Dining room 10'8" x 6'1" |
| Bedroom 16'9" x 12'2"          | Bedroom 12'1" x 14'1"    |
| Bedroom 12'6" x 12'6"          | Bedroom 10'2" x 17'7"    |
| 5pc Ensuite bath 13'3" x 13'1" |                          |

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