

# \$1,095,000 - 1024 Rutland Road, Kelowna

MLS® #10339961

**\$1,095,000**

3 Bedroom, 2.00 Bathroom, 1,748 sqft

Single Family on 0.30 Acres

Rutland North, Kelowna, British Columbia

Beautifully maintained 1913 Heritage home or potential development opportunity. Nestled on a rare 0.3-acre lot in Kelowna. This property offers a unique blend of classic character and tasteful modern updates, perfect for those seeking a home with history, style, and space. The traditional exterior pays homage to the home's early 20th-century roots, while the interior exudes warmth, elegance, and sophistication. The spacious living and dining area with ornate fireplace and large windows that bathe the room in natural light—creating a cozy yet refined setting for both everyday living and entertaining. This home offers three well-appointed bedrooms, providing ample space for family or guests. The two bathrooms have been thoughtfully updated, seamlessly blending modern convenience with heritage charm. The stunning kitchen has been fully upgraded with stone countertops, a gas cooktop, and high-end appliances—all while preserving its vintage character. A separate laundry room adds both functionality and charm. Step outside to a beautifully landscaped yard featuring century-old Walnut and Hazelnut trees, along with Apple and Cherry trees. Berry bushes, four raised vegetable beds, shrubs, and flowering plants make this garden a nature lover's dream. Enjoy outdoor dining or relaxation in the private, fully fenced yard with a 6-person hot tub incl. Additional features include a massive double garage and ample outdoor space—offering endless potential for



gardening, play, or expansion. (id:6289)

Built in 1913

**Essential Information**

|                |               |
|----------------|---------------|
| Listing #      | 10339961      |
| Price          | \$1,095,000   |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,748         |
| Acres          | 0.30          |
| Year Built     | 1913          |
| Type           | Single Family |
| Sub-Type       | Freehold      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1024 Rutland Road |
| Subdivision | Rutland North     |
| City        | Kelowna           |
| Province    | British Columbia  |
| Postal Code | V1X4Z1            |

**Amenities**

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 2                                                              |
| Parking        | Additional Parking, Detached Garage, Oversize, Rear, RV, Stall |
| # of Garages   | 2                                                              |

**Interior**

|                 |                                                                   |
|-----------------|-------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Cooktop - Gas, Microwave, Washer |
| Heating         | Electric Baseboard heaters, Heat Pump                             |
| Cooling         | Heat Pump                                                         |
| Fireplace       | Yes                                                               |
| # of Fireplaces | 1                                                                 |
| Fireplaces      | Gas                                                               |
| # of Stories    | 2                                                                 |

**Exterior**

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood siding           |
| Exterior Features | Underground sprinkler |

Roof                      Asphalt shingle

### **Additional Information**

Zoning                      Unknown

### **Listing Details**

Listing Office              Royal LePage Kelowna



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