

# \$475,000 - 250 Hollywood Road S Unit# 406, Kelowna

MLS® #10355915

**\$475,000**

3 Bedroom, 2.00 Bathroom, 1,486 sqft

Single Family on 1.00 Acres

Rutland South, Kelowna, British Columbia

Welcome to this charming TOP-FLOOR unit in a prime Kelowna location! The perfect canvas for a few beginner-friendly updates to make this space your own, offering 3 BEDROOMS, 2 PARKING STALLS, and a generous layout spanning 1487 SQFT, this home is move-in ready with fresh professional PAINT throughout, new LED lighting with 3 light modes, and new low-profile ceiling fans in every bedroom for optimal comfort. The spacious kitchen features solid wood cabinetry, ample storage, a peninsula for extra prep space, and a reverse osmosis system under the sink. Hardwood floors flow through the living areas, accented by gorgeous wall molding for character, heightened ceilings, and an electric fireplace for cozy evenings. Enjoy outdoor living on your EXTRA LARGE PATIO – perfect for relaxing or entertaining. The primary suite boasts triple closets, and the home includes a generous laundry room, central vacuum, and wall A/C unit for added convenience. Located steps from shopping, dining, parks, and transit, this is one of the most connected and livable neighborhoods in the city. Whether you’re a first-time buyer, young family, downsizer, or investor this home checks all the boxes. Contact us to book your showing today! (id:6289)

Built in 2006

## Essential Information



|                |               |
|----------------|---------------|
| Listing #      | 10355915      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Square Footage | 1,486         |
| Acres          | 1.00          |
| Year Built     | 2006          |
| Type           | Single Family |
| Sub-Type       | Strata        |
| Style          | Other         |

### Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 250 Hollywood Road S Unit# 406 |
| Subdivision | Rutland South                  |
| City        | Kelowna                        |
| Province    | British Columbia               |
| Postal Code | V1X3S9                         |

### Amenities

|                |                                          |
|----------------|------------------------------------------|
| Amenities      | Clubhouse, Party Room, Recreation Centre |
| Parking Spaces | 2                                        |
| Parking        | Parkade, Stall, Underground              |
| View           | Mountain view                            |

### Interior

|                 |                                                                          |
|-----------------|--------------------------------------------------------------------------|
| Appliances      | Refrigerator, Dishwasher, Dryer, Microwave, Oven, Washer, Water purifier |
| Heating         | Baseboard heaters                                                        |
| Cooling         | Wall unit                                                                |
| Fireplace       | Yes                                                                      |
| # of Fireplaces | 1                                                                        |
| Fireplaces      | Electric                                                                 |
| # of Stories    | 1                                                                        |

### Additional Information

|        |         |
|--------|---------|
| Zoning | Unknown |
|--------|---------|

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Oakwyn Realty Okanagan |
|----------------|------------------------|



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