

# \$1,349,000 - 620 - 622 Birch Avenue, Kelowna

MLS® #10360125

**\$1,349,000**

6 Bedroom, 4.00 Bathroom, 3,209 sqft

Single Family on 0.16 Acres

Kelowna South, Kelowna, British Columbia

A RARE OPPORTUNITY TO SECURE THIS QUALITY SOUTH KELOWNA 6-BED 4-BATH PROPERTY WITH IN-LAW SUITE & CARRIAGE HOME. Located within walking distance to the village of South Pandosy (SOPA), Schools, Kelowna Beaches, one block to Kelowna General Hospital (KGH) & steps to Cameron Park/Playground. This property includes a nicely updated Main home with 3 bedrooms, a 4-piece bathroom with heated tiled floors, plus a large basement recreational room with loads of storage. The main floor has hardwood floors, open concept living/dining/kitchen area, wood beams, large windows for lots of light & a wood-burning fireplace (+ a gas FP down). The 1-bedroom updated in-law suite has a full 4-piece bathroom, vinyl floors & a shared laundry room. The gorgeous carriage home was built in 2013 & offers an open-concept living space with 2 bedrooms, 2 full bathrooms (both with heated tiled floors), laundry & vinyl floors throughout the home. The primary bedroom has a double-vanity 4-piece ensuite & a walk-in closet. The main house has two decks & the carriage house has a fully fenced & very private patio. The property has 2 parking stalls at the front of the main home & room for 3 cars off the back lane. The current owners did major updates to the main home in 2022, a new roof in 2021, as well as low-maintenance exterior landscaping (Synlawn), fencing, sidewalks & driveways. Don't miss out on this incredible package with great tenants in the



suite & carriage home (main home now vacant). (id:6289)

Built in 1966

**Essential Information**

Listing #	10360125
Price	\$1,349,000
Bedrooms	6
Bathrooms	4.00
Square Footage	3,209
Acres	0.16
Year Built	1966
Type	Single Family
Sub-Type	Freehold
Style	Ranch

**Community Information**

Address	620 - 622 Birch Avenue
Subdivision	Kelowna South
City	Kelowna
Province	British Columbia
Postal Code	V1Y5H1

**Amenities**

Amenities	Golf Nearby, Public Transit, Park, Recreation, Schools, Shopping
Utilities	Cable, Electricity, Natural Gas, Telephone, Sewer, Water
Features	Level lot
Parking Spaces	5
Parking	Additional Parking, Other, Oversize, Rear, RV

**Interior**

Heating	Baseboard heaters, Forced air, See remarks
Cooling	Wall unit
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas,Wood
# of Stories	2

## Exterior

Exterior Features    Landscaped, Level, Underground sprinkler  
Roof                      Asphalt shingle

## Additional Information

Zoning                      Unknown

## Listing Details

Listing Office              RE/MAX Kelowna



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