

# \$727,000 - 685 Hollydell Road, Kelowna

MLS® #10361984

**\$727,000**

3 Bedroom, 3.00 Bathroom, 1,804 sqft

Single Family on 0.12 Acres

Rutland South, Kelowna, British Columbia

Perfect starter home or ideal for the savvy investor! This half duplex has been immaculately kept, offers flexible living spaces, a detached garage with workshop potential and tons of parking! Updates include: New windows, roof, appliances, furnace and A/C! The main level features a refreshed kitchen, newer stainless steel appliances & a convenient pass-through that keeps the conversation flowing into the living room. The balcony off the back of the kitchen offers a private retreat with gated stairs leading directly to the driveway & backyard. Upstairs, there are 3 bdrms including a primary bedroom with streetscape views and a full 4pc bath with a shower/tub combo adds everyday convenience. The fully developed lower level is designed for versatility, featuring a self-contained in-law bachelor suite with its own kitchen area, a living/sleeping area & a private 3pc bath with a corner shower. With shared laundry and access to a covered patio with a lawn area, this level is perfect for extended family, guests or revenue potential. The backyard is low maintenance and offers a fenced green space beside the detached garage...a great spot for pets, play or gardening. And don't be afraid to bring your toys! There's lots of room to park them. This property is as practical as it is inviting. Live in the whole home or rent out the lower level bachelor suite! The choice is yours! (id:6289)

Built in 1971



## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | 10361984      |
| Price          | \$727,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Half Baths     | 1             |
| Square Footage | 1,804         |
| Acres          | 0.12          |
| Year Built     | 1971          |
| Type           | Single Family |
| Sub-Type       | Strata        |

## Community Information

|             |                    |
|-------------|--------------------|
| Address     | 685 Hollydell Road |
| Subdivision | Rutland South      |
| City        | Kelowna            |
| Province    | British Columbia   |
| Postal Code | V1X1L4             |

## Amenities

|                |                                                            |
|----------------|------------------------------------------------------------|
| Amenities      | Golf Nearby, Park, Recreation, Schools, Shopping, Ski area |
| Features       | Level lot                                                  |
| Parking Spaces | 6                                                          |
| Parking        | Additional Parking, Detached Garage, RV                    |
| # of Garages   | 1                                                          |

## Interior

|              |                                                           |
|--------------|-----------------------------------------------------------|
| Appliances   | Refrigerator, Dishwasher, Dryer, Range - Electric, Washer |
| Heating      | Forced air, See remarks                                   |
| Cooling      | Central air conditioning                                  |
| # of Stories | 2                                                         |

## Exterior

|                   |                      |
|-------------------|----------------------|
| Exterior          | Stucco, Vinyl siding |
| Exterior Features | Landscaped, Level    |
| Roof              | Asphalt shingle      |

## Additional Information

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

## Listing Details

Listing Office      Stilhavn Real Estate Services



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