

# \$919,800 - 255 Holbrook Road W, Kelowna

MLS® #10365132

**\$919,800**

6 Bedroom, 3.00 Bathroom, 3,050 sqft

Single Family on 0.22 Acres

Rutland South, Kelowna, British Columbia

FULL DUPLEX that is EASY TO SUITE, making it a potential 4-plex, or an excellent development property for a 6-plex. Welcome to 255 Holbrook Rd West! This full duplex is a great opportunity for investors or multi generational families living under one roof! It is

The large 0.22 acre (9,150 sqft) lot is 75x125. The main level on both sides of this home offer spacious floor plans with large windows, U-shaped kitchen, 2 generously sized bedrooms, and 1 full 4-piece bath with a tiled tub & shower combo. SIDE A: The basement also includes another bedroom, its own laundry and plenty of space to customize in the rest of the partially finished basement! SIDE B: Heading downstairs includes access to the garage and a finished basement with another bedroom, large rec room, den, and a water closet off the open laundry area. Lots of parking with carport and room for an RV, plenty of storage space. Separate hot water tanks (replaced in 2024 & 2022), 100a service each and a recently pumped septic tank. Centrally located just minutes from groceries, shopping, parks and all the other amenities of HWY 33! This lot appears to fit the requirements for the fast track infill ""Field House6"" plan [www.faasarch.com/field6](http://www.faasarch.com/field6) (id:6289)

Built in 1970

## Essential Information



Listing #	10365132
Price	\$919,800
Bedrooms	6
Bathrooms	3.00
Half Baths	1
Square Footage	3,050
Acres	0.22
Year Built	1970
Type	Single Family
Sub-Type	Freehold
Style	Other

### Community Information

Address	255 Holbrook Road W
Subdivision	Rutland South
City	Kelowna
Province	British Columbia
Postal Code	V1X1S1

### Amenities

Parking Spaces	1
Parking	Attached Garage, Carport
# of Garages	2

### Interior

Heating	Forced air
# of Stories	2

### Additional Information

Zoning	Unknown
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### Listing Details

Listing Office	RE/MAX Kelowna
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