

616 Cadder Avenue
Kelowna, BC V1W 4X9



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MLS# 10230094



\$1,149,900

2 Bedrooms | 4 Bathrooms

Well maintained dual income house/carriage home property on a large lot in sought after South Kelowna location! Very close to the beach, hospital and all amenities. This is one of those properties that is sure to appreciate over time. The leased main house has had many updates, features 2 bedrooms, 1 bath, partially finished basement, forced air w/AC and their own fenced yard. Tenant pays \$1,600 p/m plus utilities, leased to Jan 2021. The carriage home is built in 2000 and shows almost like brand new. 2 bedrooms, 1 bath and 850 sqft above a triple garage! Carriage will be vacant as of May 31 and available for new owners to choose a rental rate and new tenant. Tenants for carriage home use a single bay of garage and the owners store their cars in the over sized, walled off separate double garage. Extensive use of stamped concrete/exposed aggregate concrete create additional parking for over 6 vehicles and a pretty low maintenance yard. Front home would be ideal for a home based business with visual exposure from Cadder and tons of parking for clients. "She/He" shed has power, insulation, drywall and even shower/toilet and is handy for yard parties! Property is fully irrigated, with mature landscaping, roughed in for a hot tub and the high end metal fencing make both the yards show very well. Really nice package with new paint in the



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