## **855 Rowcliffe Avenue** Kelowna, BC V1Y 5Z1



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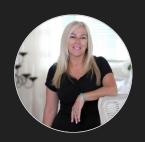
MLS#10230036



\$833,900

## 2 Bedrooms | 3 Bathrooms

~WELCOME TO ROWCLIFFE AVENUE IN THE HEART OF THE CITY~ ~THIS STUNNING TREE LINED STREET IS THE ONE YOU WANT TO LIVE ON~ ECLECTIC ARRAY OF HOMES ON THIS STREET, NO COOKIE CUTTER HOUSES HERE. \*\*\*RU6\*\*\*ZONING WOULD YOU LIKE TO RUN A BUSINESS OUT OF YOUR HOME? THE OWNERS RAN A SUCCESSFUL SPA FROM THIS HOME, AMAZING CENTRAL LOCATION FOR A HOME BASED BUSINESS. HOW ABOUT BUILDING A CARRIAGE HOUSE? ~STEPS AWAY~ \*DOG PARK \*CENTRAL SCHOOL \*RAIL TRAIL ACCESS \*TRANSPORTATION \*RESTAURANTS, SHOPPING ~A FEW BLOCKS AWAY YOU'LL FIND KELOWNA'S BUSTLING DOWNTOWN CORE OR THE CULTURAL DISTRICT WHICH BOASTS AMAZING MICRO BREWERIES, BISTRO'S, THEATRES, PROSPERA PLACE FOR CONCERTS AND HISTORICAL LANDMARKS~ ~ WALK TO CAPRI MALL FOR ALL OF YOUR SHOPPING NEEDS~ 3 PARKING SPACES AT THE REAR ALLEY AND STREET PARKING IS ALLOWED THE STUDIO SUITE WAS RENOVATED IN 2015, CAN BE USED AS A LARGE MASTER SUITE OR FOR YOUR IN LAWS, YES THERE IS A SEPARATE ENTRANCE AND SEPARATE LAUNDRY. PETS? CAT RUN ATTACHED, FULLY FENCED LARGE BACK YARD, XEROSCAPED PERENNIAL FRONT YARD. PHOTOS ARE FROM



**Louise Levesque**Phone: (250) 864-5218

<u>Royal LePage Kelowna</u>

For full listing details, please scan:

