

# \$899,000 - 685 Richards Road, Kelowna

MLS® #10358118

**\$899,000**

4 Bedroom, 3.00 Bathroom, 3,283 sqft

Single Family on 0.22 Acres

Rutland North, Kelowna, British Columbia

Welcome to 685 Richards Road – a custom-designed, one-family-owned home located in a quiet cul-de-sac. Set on a wide 0.22-acre lot and zoned MF1 (Infill Housing), this property offers outstanding future redevelopment or suite potential, permitting up to 6 ground-oriented units. This unique split-level home has seen a series of major functional upgrades over the years, including a new roof, high-efficiency furnace, A/C, HWT, Hardie plank siding, hardwood flooring, duradek sundeck, and more. The bright and versatile layout features 4 bedrooms, 3 bathrooms, tall ceilings, skylights, and a spacious kitchen, ideal for family living or entertaining. There's also cold storage perfect for wine or canning, and a large laundry room with an interior awning window that opens to overlook the living space. The home includes two oversized attached single garages, both with workshop space and 200/220 AMP service, perfect for trades or hobbyists. Outside, enjoy a large RV pad, 8-zone underground irrigation, shed, and mature trees. A built-in gas line makes outdoor entertaining easy on your south and east facing sundeck. Located just steps from a walking path leading to schools, YMCA, and sports fields, this home is also on a transit route and close to all amenities. Whether you're looking to accommodate extended family, invest, or redevelop, this is a rare opportunity in one of Kelowna's most dynamic and evolving neighbourhoods. See



the feature sheet for a list of updates and improvements. (id:6289)

Built in 1989

**Essential Information**

Listing #	10358118
Price	\$899,000
Bedrooms	4
Bathrooms	3.00
Half Baths	1
Square Footage	3,283
Acres	0.22
Year Built	1989
Type	Single Family
Sub-Type	Freehold
Style	Split level entry

**Community Information**

Address	685 Richards Road
Subdivision	Rutland North
City	Kelowna
Province	British Columbia
Postal Code	V1X2X5

**Amenities**

Amenities	Golf Nearby, Public Transit, Airport, Park, Recreation, Schools, Shopping
Features	Cul-de-sac, Level lot, One Balcony
Parking Spaces	10
Parking	Additional Parking, Attached Garage, Heated Garage, Oversize, RV, See Remarks
# of Garages	2
View	Mountain view, Valley view

**Interior**

Appliances	Refrigerator, Dishwasher, Dryer, Freezer, Cooktop - Gas, Oven - gas, Microwave, Oven, Washer, Washer & Dryer
Heating	Forced air

Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric,Gas
# of Stories	3

## Exterior

Exterior Features	Landscaped, Level, Underground sprinkler
Roof	Asphalt shingle

## Additional Information

Zoning	Unknown
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## Listing Details

Listing Office	Century 21 Assurance Realty Ltd
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