

5853 KETTLE COURT,  
OLIVER, BC

# *Home Information Sheet*

## *The Home:*

- ☐ Duplex: total sq ft 3552
- ☐ Per side 1776 sq ft
- ☐ 3 Bedrooms + 2 bathrooms per side  
(Total: 6 bedrooms + 4 baths)
- ☐ Long term tenant on monthly contract rent: \$1084 + utilities
- ☐ Large family room
- ☐ Large laundry room
- ☐ Carport parking for 2 vehicles
- ☐ Taxes: \$ 3,026 (2025)

## *Outdoor Spaces:*

- ☐ Private fenced back yard
- ☐ In ground pool
- ☐ Corner lot
- ☐ Garden
- ☐ Garden shed



## *Renovations:*

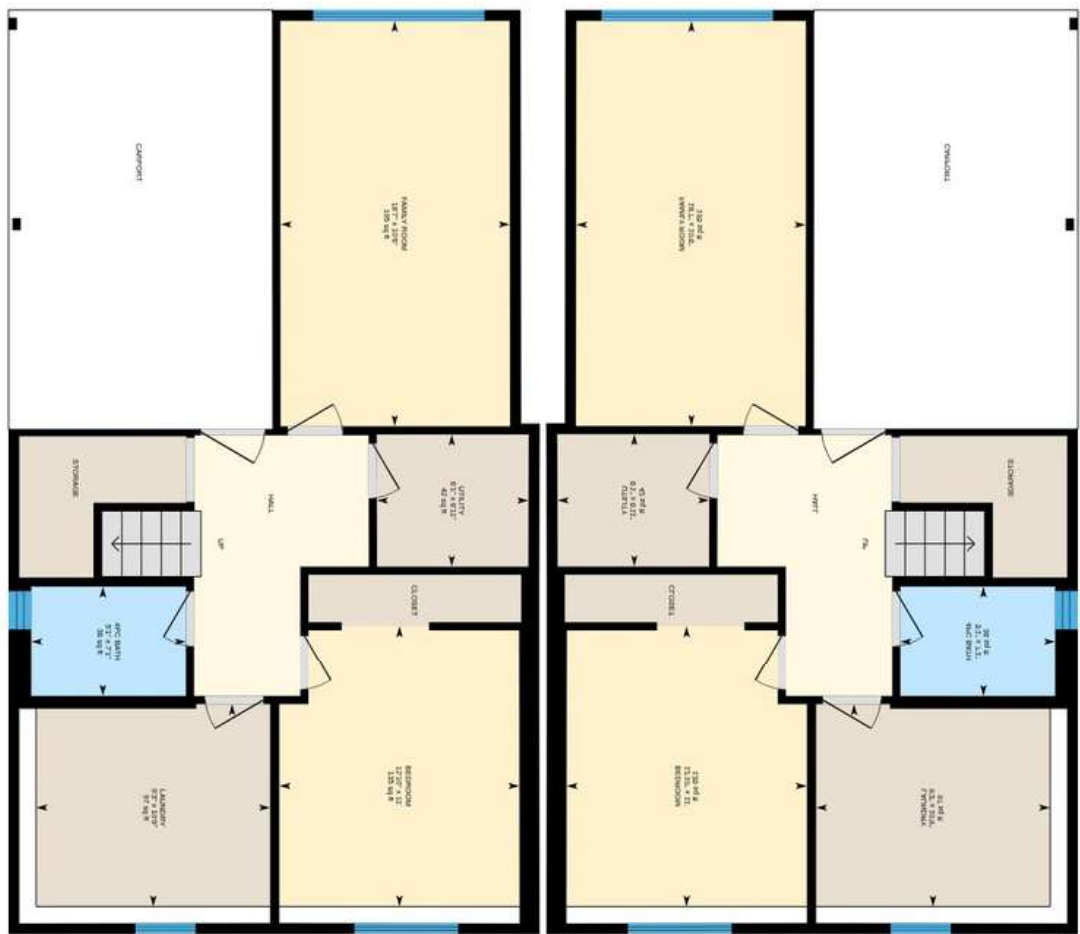
- ☐ Unit 1:  
New AC & hot water tank
- ☐ Unit 2:  
Fully updated kitchen with quartz countertops, modern tile, soft close cabinets & copper fixtures
- ☐ Throughout: new flooring, trim, paint, fixtures & lighting
- ☐ New lighting
- ☐ Bathrooms: new vanities, fixtures, lighting, toilets & state of the art mirrors, upstairs bathroom; newly tiled shower
- ☐ New heat pump
- ☐ Hot water tank
- ☐ Energy efficient windows
- ☐ Roof is approximately 18 years old



*The duplex is not stratified. Any buyer has the opportunity to do so, live in, or rent.  
1 title for the whole duplex*

Have any questions? Reach out at [katie.amos@century21.ca](mailto:katie.amos@century21.ca)

Lower floor



Main Floor

