



5853 Kettle Court  
Oliver, BC

\$ 840,000  
MLS® 10388440



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CENTURY 21. Amos Realty

## Property Features:

- 2 sides of duplex
- 3552 Sq Ft
- 3 Bedrooms + 2 Bath/per side
- Inground pool
- Private Fenced backyard
- No Age Restrictions
- Family and Pet Friendly



Discover a rare investment opportunity situated on a corner lot! Located in a highly desirable neighborhood, it is a short walk from schools, shopping, and downtown. This unique full duplex offers a great layout on both sides, featuring two bedrooms, a kitchen, and a spacious living and dining area on the main floor. The full basements provide a third bedroom, a second family room that can double as a 4th bedroom, a large laundry room, and convenient carport access directly through the lower level. The two sides offer distinct advantages for the savvy buyer. Unit 1 remains in its original condition, serving as a blank canvas to build equity through personal updates, but comes equipped with a new AC and hot water tank. Meanwhile, Unit 2 has been meticulously transformed into a move-in ready, boho "modern cottage chic" masterpiece. This side boasts a picture-perfect kitchen featuring modern pink tile, quartz countertops, soft-close cabinets, and copper fixtures, alongside new flooring, trim, paint, and lighting and more! Both bathrooms feature new vanities, modern lighting, and state of the art mirrors, plus a beautiful tile shower upstairs. Unit 2 also features a new heat pump, hot water tank, and energy-efficient windows. The exterior features a private, fully fenced backyard with an in-ground pool, shed, and garden. Each side has private access and covered carport parking for two vehicles, plus visitor parking. Live in both, rent one, or use it for multi-generational living!

\*Some photos are digitally staged\*3D tour and floor plan are for side 2 only. Side 1 is tenanted.