



731/741 KINGSWAY , KELOWNA

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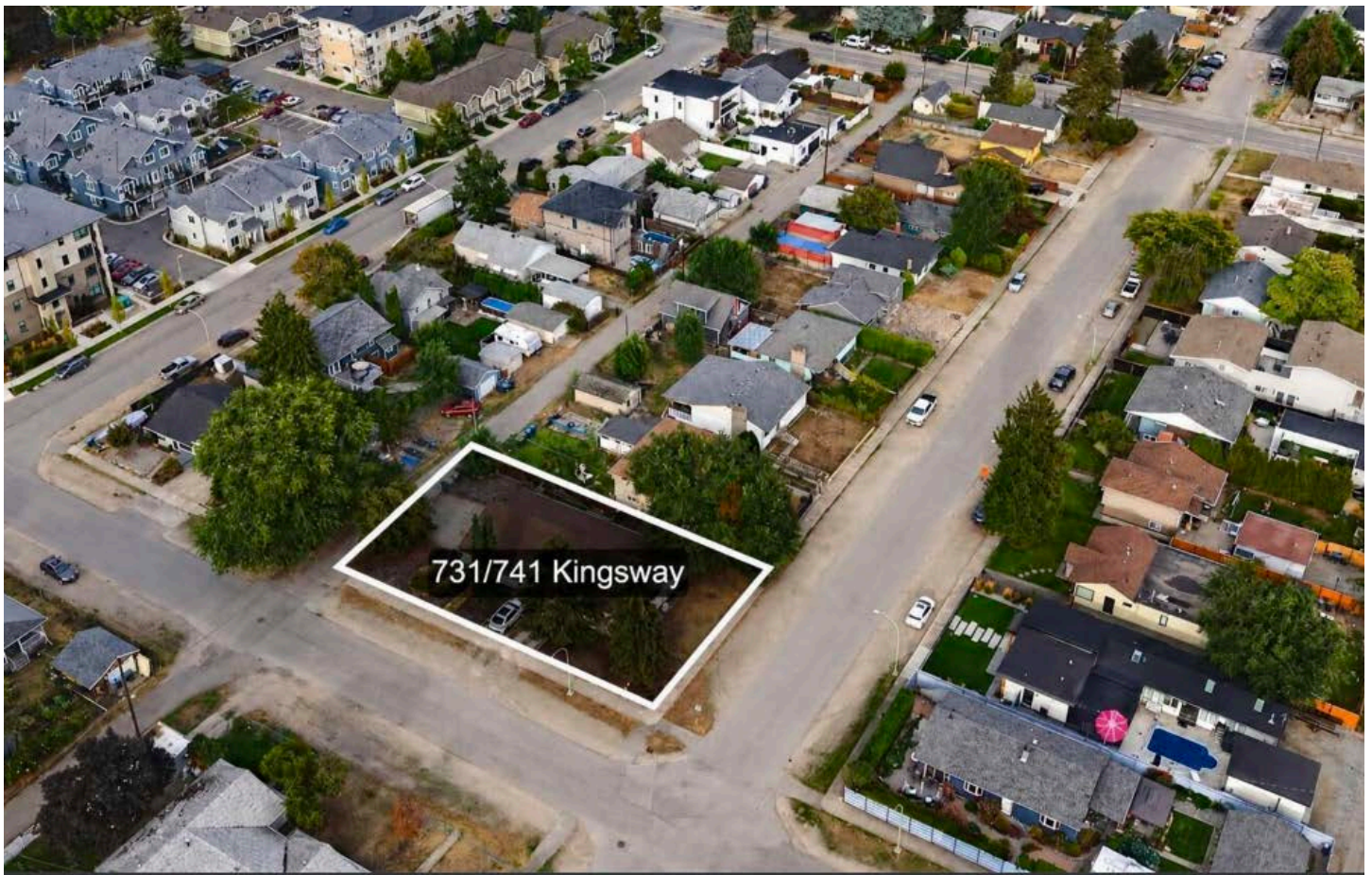
Jane Hoffman

Personal Real Estate Corporation



JANE HOFFMAN

REALTY



731/741 KINGSWAY , KELOWNA

Offered together, 731 & 741 Kingsway present a rare opportunity to own a fully updated duplex within easy walking distance of Knox Mountain Park. Set on a quiet 70 ft. x 120 ft. corner lot, this end-unit configuration provides excellent flexibility and strong future development potential in one of Kelowna's most connected neighbourhoods.

Each 2 bedroom, 1 bathroom residence offers its own private entry, single garage, additional off-street parking and outdoor space—an appealing setup for multi-generational living, rental income or a long-term holding.

Both homes have been thoughtfully refreshed with bright, open-concept living areas, white shaker-style kitchens with soft-close cabinetry and tile backsplashes, updated three-piece baths with fully tiled walk-in showers, in-suite laundry and separate heat-pump systems with air conditioning.

At 731 Kingsway, vinyl plank flooring, a kitchen island and views toward Knox Mountain complement a partially fenced yard.

Next door, 741 Kingsway features engineered hardwood, a peninsula with seating and a fenced backyard.

Walk to Knox Mountain's trails, enjoy close proximity to downtown Kelowna and the waterfront, and explore the possibilities this well-positioned property offers today and into the future.

DETAILS

Address	731/741 Kingsway , Kelowna, BC, V1Y 2C1	Bedrooms	4
City	Kelowna	Bathrooms	2
		Finished Area	1,868 Sq. Ft.

SPECIFICATIONS

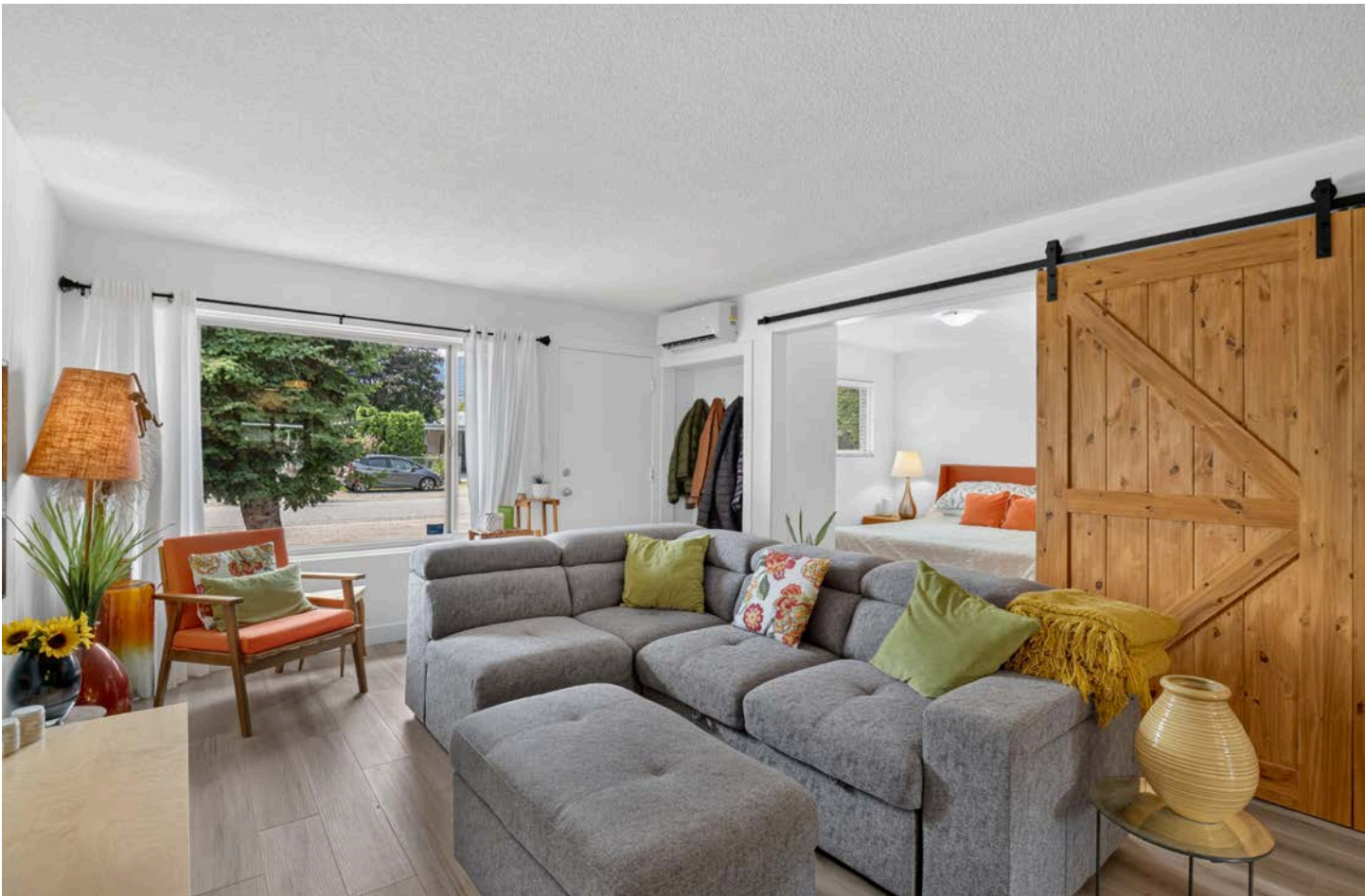
Lot Size	0.19 Acres	Zoning	MF1
Water	Municipal	Legal Description	LOT 20 DISTRICT LOT 9 OSOYOOS DIVISION YALE DISTRICT PLAN 3730
Sewer	Connected	Ownership	Freehold, Fee Simple
Features	Central Business District, Easy Access, Near Park, Paved, Near Public Transit, Level, City Lot, Corner		
View	Mountains, City		

BUILDING FEATURES

Finished Area	1,868 Sq. Ft.	Parking	2 Garage Spaces Attached, Garage
Year Built	1964	Construction	Stucco, Wood Frame, Mixed
Storeys	1	Foundation	Concrete Perimeter
A/C	Heat Pump	Exterior Features	Private Yard
Heating	Heat Pump, RadiantCeiling		
Interior Features	Kitchen Island		

ROOM SIZES

Main Level
Laundry: 11'2" x 10'9"
Kitchen: 14'5" x 12'4"
Bedroom: 10'8" x 10'7"
Dining Room: 10'0" x 12'3"
Bedroom: 10'6" x 10'8"
Primary Bedroom: 23'9" x 10'8"
Primary Bedroom: 13'8" x 10'7"
3-Piece Bathroom: 7'2" x 7'2"
Living Room: 13'1" x 11'5"
3-Piece Bathroom: 4'11" x 7'2"
Living Room: 17'10" x 12'4"
Laundry: 11'4" x 10'8"
Kitchen: 10'10" x 12'3"













741 Kingsway, Kelowna, BC

Main Floor Exterior Area 1868.31 sq ft
Interior Area 1757.47 sq ft
Excluded Area 463.09 sq ft



0 5 10
ft

PREPARED: 2026/09/10



White regions are excluded from total floor area in IGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



EXCEPTIONAL FEATURES

- Full side-by-side duplex offered as one property, providing two self-contained 2-bedroom residences, each with its own entrance, kitchen, laundry and attached single garage
- Flexible ownership opportunity well suited to living in one residence while renting the other, accommodating extended family in a separate living space, or operating both sides as rental properties
- MF1 zoning adds versatility to this centrally located property
- Situated on a corner lot along a quiet residential street, with mature trees and outdoor space surrounding the property
- Each residence offers a functional single-level floor plan with open living areas, 2 bedrooms and 1 bathroom
- Both sides provide private laundry facilities and direct access to their respective attached single garages
- Additional side-yard parking complements the driveway and garage parking
- Outdoor areas include grass, landscaping and fenced or partially fenced yard spaces
- Convenient location within a short walk of Knox Mountain Park and its extensive trail network
- Central Kelowna setting provides convenient access to downtown, Okanagan Lake and everyday amenities

Inclusions

- **Residence One**
- Samsung electric range
- Frigidaire refrigerator
- LG dishwasher
- Samsung front load washer
- KitchenAid dryer
- **Residence Two**
- Whirlpool electric range
- Whirlpool refrigerator
- Whirlpool dishwasher
- Samsung front load washer
- Samsung front load dryer

Mechanical

- **Residence One**
- Senville heat pump with heating and air conditioning
- 100-amp electrical service
- Rheem hot water tank
- Ouellet thermostat
- **Residence Two**
- Samsung digital inverter wall unit with air conditioning
- 100-amp electrical service
- John Wood hot water tank
- Ouellet thermostat

DUPLEX - CONVENIENT ONE LEVEL LIVING

Residence 1 - Kitchen

- White soft-close shaker cabinetry paired with tiled backsplash and a bright, functional layout
- Central island provides additional storage and workspace
- Window overlooks the backyard with views toward Knox Mountain
- Kitchen opens directly to the living area for an easy everyday floor plan

Residence 1 - Living

- Open-concept living area with vinyl plank flooring and a large window overlooking the front yard
- Painted wood-panel feature wall adds character to the main living space
- Sliding barn-style doors provide separation from the primary bedroom when desired

Residence 1 - Two Bedrooms

- The primary bedroom features a front-facing window with blinds, spacious closet with built-in hanging space and additional open shelving
- The second bedroom features a window overlooking the backyard toward Knox Mountain and a sliding-door closet with built-in hanging system

Residence 1 - Bathroom

- 3-piece bathroom with vinyl plank flooring, privacy-glass window and white soft-close shaker-style vanity with drop-in sink
- Fully tiled walk-in shower with glass enclosure

Residence 1 - Laundry/Mudroom

- Dedicated laundry room with Samsung front load washer and KitchenAid dryer
- Built-in storage closet adds practical household storage
- Window and exterior door provide direct backyard access
- Direct access to the attached single garage

Residence 2 - Kitchen

- White soft-close shaker-style cabinetry paired with tiled backsplash
- Peninsula provides additional workspace and seating for 2
- Window overlooks the backyard
- Stainless steel appliance package includes Whirlpool electric range, dishwasher and refrigerator

Residence 2 - Living

- Open-concept living space with engineered hardwood flooring and a large west-facing window overlooking the front yard
- Sliding barn-style doors allow the primary bedroom to be closed off from the living area

Residence 2 - Dining

- Dedicated dining area connects with the kitchen and living spaces
- Dining fixture defines the space within the open-concept layout

Residence 2 - Two Bedrooms

- The primary bedroom features engineered hardwood flooring, west-facing window with coverings, sliding-door closet and additional closet with shelving
- The second bedroom features carpeting, a spacious closet and window with blinds overlooking the backyard

Residence 2 - Bathroom

- 3-piece bathroom with tile flooring and white vanity with drop-in sink and tiled backsplash
- Wall-mounted mirrored storage cabinet and 3-light vanity fixture
- Fully tiled walk-in shower with privacy window

Residence 2 - Laundry/Mudroom

- Tile flooring and wood-panel feature wall add a practical finish to the laundry and rear-entry space
- Built-in counter with stainless steel sink provides additional workspace
- Samsung front load washer and dryer
- Entry closet provides additional household storage
- Window overlooks the backyard with direct access outdoors and to the attached single garage

LOCATION





A Rare Opportunity In Kelowna North Offering

Two beautifully updated homes on a generous corner lot. With excellent income potential today and future development potential, this unique property combines flexibility, investment appeal, and an exceptional location in one of Kelowna's most desirable central neighborhoods.

— Jane Hoffman

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