



**765 WAYNE ROAD**





## EXPLORE THE FLOOR PLAN

### MAIN FLOOR



### BASEMENT

## ABOUT THE HOME

Charming single-family home with a spacious yard and endless potential—create your dream space! This 4-bedroom, 2-bathroom home in Rutland offers 2,363 sqft of living space. The main floor features a bright living room with a wood-burning fireplace, a well-maintained kitchen with updated cabinets, and a large dining area leading to a deck perfect for summer dining. Three bedrooms are on the main level, while the downstairs includes a large rec room with a second wood-burning fireplace, an additional bedroom, and a bathroom. The unfinished basement area provides ample potential for customization. Additional features include a storage room and a utility room with laundry area on the lower level. Enjoy ample parking space, including a garage with access to the lower level, and extra storage for an RV or boat. The large backyard has mature trees, a storage shed, and a stamped cement patio with a hot tub. This home offers excellent opportunity for those looking to make it their own.



# 765 WAYNE

## ROAD

Cozy family home with a large yard and endless possibilities!



4

Bedrooms



2

Bathrooms



Plenty of  
Parking



2363

Square Feet

**PRESENTED BY  
JENNIFER WILLIAMSON**

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KITCHEN



PATIO



REC ROOM



FLEX SPACE

## THE NEIGHBOURHOOD

Central to all Amenities!

Rutland is a well-connected neighborhood offering the best of convenience and recreation. Just a short drive to Orchard Park Mall, Costco, and Kelowna International Airport, everything you need is within reach. The area boasts a variety of local shops, restaurants, parks & recreation, and essential services. With easy access to the University of British Columbia-Okanagan and a range of family-friendly amenities, Rutland offers a great blend of community, convenience, and outdoor living.



AREA



250-870-8118



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\*Not intended to solicit buyers/sellers already in an agency agreement with another real estate agent/brokerage

Your DREAM home  
awaits.

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PROUDLY PRESENTED BY NYROSE AND ASSOCIATES



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**DARCY NYROSE**  
Personal Real Estate Corporation

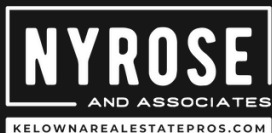
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## YOUR NOTEPAD

WHAT YOU LOVE ABOUT THIS HOME

\*The information contained herein is assumed correct but is not guaranteed by the listing agent and should be verified. Measurements are approximate.



250-870-8118



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