



## 1761 Morrison Road Kelowna

\$1,350,000

Discover country living! This 4 bedroom 3 bathroom walkout rancher style home sits on 4.84 acres of prime farmland in the heart of Rutland. The main floor living area features an open great room concept, kitchen with large island, designer cabinets, gas fireplace, full 4 piece bath, large mudroom/laundryroom & extensive hardwood floors throughout. This level has 3 spacious bedrooms including the master retreat which boasts a large walk-in closet & luxurious 5 piece ensuite. Take in the valley views with deck access to the large covered sundeck & watch the city lights from your hot tub! This home has tons of storage space with a double garage on the main level & a single garage on the lower level. Moving downstairs, the walkout basement is easily suitable and is equipped with a rec room, family room, additional bedroom, 4 piece bathroom & summer kitchen! Growing family? There is also potential to convert single garage to a 5th bedroom. On the lower level, you will also find a large patio that walks out to the very private yard surrounded in apple orchard. Enjoy unmatched peace & privacy only 5 minutes drive to UBC, YLW, golf & shopping! This property is currently planted to apple orchard but has endless possibilities with its flat, gently sloping, fully irrigated, south-western exposure. Call Jaxon Jurome at 250-300-0375 or David Jurome at 250-862-188 to arrange a private showing with the Jurome Real Estate Group now!

**JUROME**  
Real Estate Group

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