



# 1016 CLARANCE Avenue Kelowna British Columbia

\$1,899,900

WOW! WOW! WOW! - CHECK OUT THESE VIEWS, THE QUALITY OF FINISHES AND THE OVERALL FLOOR PLAN. OVER 4,000 SQ FT OF COMBINED LIVING SPACE ON 2 LEVELS WITH A 1 BEDROOM LEGAL SUITE [currently vacant] WITH A PRIVATE ENTRANCE, PARKING SPACE AND PRIVATE DECK AREA - ALSO WITH BIG LAKE VIEWS!! This Property has a Total of 5 Bedrooms and 5 Bathrooms with views from almost every room. [except the dog house...] There is also an Option to Create an Additional ""in Law Suite"" on the lower level if desired. All Amenities are nearby with the recent opening of retail space at Mission Village at the corner of Gordon and Frost Roads. Check out the amenities close by within the pictures attached to this listing. Seller installed a rooftop Solar Panel System this past spring [cost \$27k] that is estimated to save 70-80% on the electric bill. They have not had a bill to pay since spring!! WELCOME HOME TO 1016 CLARANCE AVENUE IN UPPER MISSION!! CURRENT ASSESSED VALUE BY BC ASSESSMENT IS \$2.1 MILLION. - VERY LOW % ASSUMABLE MORTGAGE IN PLACE. FURNITURE IS NEGOTIABLE. QUICK POSSESSION POSSIBLE. (id:6769)

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://brent-pay.c21.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100

[lorneayers@royallepage.ca](mailto:lorneayers@royallepage.ca)

- Bedroom 15' x 13'
- Other 14' x 10'
- Other 12' x 8'
- Partial bathroom 6' x 5'
- Full bathroom 10' x 9'
- Bedroom 15' x 13'
- Bedroom 18'1" x 14'
- Dining nook 10' x 9'
- Family room 17' x 12'
- Other 14' x 10'
- Other 18' x 14'
- Laundry room 13' x 7'
- Pantry 12' x 6'
- Bedroom 14' x 13'
- Full ensuite bathroom 14' x 8'
- Primary Bedroom 18' x 14'
- Partial bathroom 6' x 6'

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.