



10412 Sherman Drive Lake Country British Columbia

\$989,900

This charming rancher-style home with a walkout basement is perfect for those seeking comfort, convenience, and beautiful surroundings. Located close to schools, walking trails, the Okanagan Rail Trail, 15 minutes to the Kelowna International Airport and just a short bike ride to the lake, this 3-bedroom, 3-bathroom + Den home offers loads of space for a growing family. Many updates, including: new carpets, refinishing of hard wood flooring, gas fireplace, kitchen appliances, and countertops, give it a fresh, modern feel. The main floor welcomes you with a spacious entrance, leading into a bright open-concept living area with vaulted ceilings and large windows that flood the space with natural light. The kitchen is both functional and stylish, featuring a good-sized patio deck that overlooks the trails and park--a perfect spot to entertain. The main floor also offers a den/office, second bedroom, a full bathroom, and a cozy primary suite with a spa-like ensuite. Downstairs, the expansive family room opens to the hot tub and backyard with upgraded concrete block retaining walls, providing an ideal space for relaxation. A 3rd large bedroom, a full bathroom, and another den/office (which could serve as an additional bedroom) are all included on this level, plus a bonus media room perfect for movie nights with the family. Rest easy knowing the furnace, A/C and hot water tank have been replaced recently. Come view this beautiful, move-in-ready Okanagan property and make it your own! (id:6769)

3pc Bathroom 12'6" x 5'

Den 12'5" x 12'2"

Media 20'10" x 13'6"

Bedroom 17'7" x 14'9"

Family room 27'5" x 17'0"

Foyer 13'3" x 8'4"

4pc Bathroom 7'9" x 6'5"

Bedroom 10'7" x 10'4"

4pc Ensuite bath 8'1" x 8'

Primary Bedroom 13'0" x 14'1"

Office 10'4" x 11'3"

Living room 17'6" x 15'9"

Dining room 11'2" x 10'

Kitchen 12'3" x 11'2"

Listing Presented By:



Originally Listed by:

Royal LePage Downtown Realty

<http://www.danreinhardt.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

Phone: (250) 860-1100
lorneayers@royallepage.ca

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.