



5300 Main Street 117 Kelowna British Columbia

\$699,900

Discover an exceptional opportunity to own a new Live/Work townhome in one of Kelowna's most desirable family-oriented communities. Offered at more than \$160,000 below assessed value, this residence combines modern living with flexibility. Designed and zoned for Live/Work use, this home offers the ability to integrate business and residential living with a versatile space that can be tailored to your needs as an office, studio, appointment-based workspace, or for those seeking a more traditional family home, a guest space, formal dining area, hobby room, or additional family living space. The thoughtfully designed floor plan offers three bedrooms plus the Live/Work space, providing ample room for any lifestyle. The main living area is bright, welcoming and designed for everyday comfort, with a functional kitchen and open living and dining areas that create an easy setting for both relaxed evenings and entertaining. Outdoor living is also well considered, with a covered deck on either side of the home, providing protection throughout the seasons. A tandem two-car garage provides secure parking along with valuable storage and workspace flexibility. Reasonable strata fees and the pet-friendly setting further enhance the overall value and ease of ownership. Whether you are a professional looking for a dedicated workspace, an entrepreneur wanting to bring your business home, a family needing room to grow, or simply someone seeking a home with more flexibility than a conventional townhome, this residence offers an uncommon combination of space, functionality, zoning flexibility and value. Located in Kettle Valley, you'll enjoy a welcoming community atmosphere with nearby parks, schools, recreation and everyday amenities, while remaining connected to everything Kelowna has to offer. A versatile home designed around the way you live... work from home, welcome family, enter...

2pc Bathroom 4'11" x 4'6"

Den 10'6" x 12'1"

Kitchen 13'4" x 14'11"

Dining room 11'5" x 8'0"

4pc Bathroom 8'11" x 4'11"

Laundry room 4'8" x 4'4"

Other 5'6" x 9'8"

3pc Ensuite bath 5'6" x 9'8"

Listing Presented By:



Originally Listed by:

Sotheby's International Realty
Canada

<https://hallcassiemarshall.com/>



Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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

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Living room 16'7" x 10'4"

Bedroom 8'2" x 13'4"

Bedroom 8'1" x 11'4"

Primary Bedroom 11'3" x 17'8"

Foyer 5'1" x 15'5"