



1240 Ponds Avenue Kelowna British Columbia

\$2,449,000

This 4,500+ sq.ft. custom-built residence is loaded with extras and captures sweeping lake, city, and valley views from all 3-levels. With 7 bedrooms including a legal one-bedroom suite, soaring ceilings, and modern architecture, this home embodies Okanagan lifestyle. The main level impresses with soaring ceilings, sleek modern design, and a chef-inspired kitchen that flows seamlessly into the dining and great room. Oversized sliding doors open to a huge covered deck, perfectly framing the panoramic views and extending your living space outdoors into all four seasons. Upstairs, you'll find four bedrooms, including an oversized primary retreat with private balcony, spa-inspired ensuite featuring a soaker tub and steam shower, plus a walk-in closet that you both will love. The walkout lower level is built for entertaining with a family room and a fully outfitted wet bar with ice maker, dishwasher, and fridge. A flexible 6th bedroom/flex space plus legal one-bedroom suite with separate entry and laundry complete this floor. The backyard has ample family space with a 16x32 saltwater pool featuring fountains and an auto cover. The extended heated garage provides extra room for vehicles, storage, or workshop space. Located close to the new Village at The Ponds shopping centre and Canyon Falls Middle School, with hiking trails, beaches, and wineries just minutes away--this property offers the best of Upper Mission living. (id:6769)

Laundry room 7' x 9'10"	3pc Bathroom 5'5" x 7'10"
Bedroom 11' x 13'1"	Other 23'2" x 31'9"
Bedroom 10'10" x 13'1"	Mud room 10'7" x 7'3"
Bedroom 12' x 13'10"	2pc Bathroom 5'1" x 4'10"
5pc Ensuite bath 8'8" x 15'	Bedroom 9'1" x 13'2"
Primary Bedroom 14'1" x 15'2"	Dining room 19'10" x 11'4"

3pc Bathroom 9'11" x 6'7"	Living room 20'4" x 24'1"
Utility room 10'9" x 9'4"	Kitchen 23'5" x 14'8"
Family room 13'5" x 17'	Full bathroom 5'5" x 7'10"
Bedroom 13'5" x 17'	

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Royal

LePage

#4002 - 2271 Harvey Ave ,
Kelowna, BC,

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