



1269 Marlyn Court West Kelowna British Columbia

\$845,000

Listing Presented By:

Originally Listed by: eXp Realty (Kelowna)

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All big ticket items have been done !! Bright and spacious 4 bedroom, 3 bathroom home is nestled in a peaceful cul-de-sac, just steps away from schools and bus routes. A short drive to downtown Kelowna and West Kelowna the property features a .26-acre fully irrigated, private, fenced yard with fruit trees and plenty of room for children and pets to play. Inside, you'll find a modern kitchen with updated appliances, including a brand-new stove, (2024) and stylish flooring(2023). The bathrooms have also been professionally updated, adding to the home's contemporary feel. With plenty of parking and a heated garage this home is great for those who enjoy spending time working on cars or other projects. This meticulous home and property have been lovingly cared for by the original owners throughout the years and pride of ownership shines through. Key updates include: 2 stage 96% variable furnace and heat pump just professionally installed by Border Plumbing and is a \$20,000 upgrade. Roof (2023), Gutters and Downspouts (2020), Centra Windows (2006) professionally installed, hot Water Tank (2020) and Washer & Dryer (2024). Custom Hunter Douglas & Levolor blinds in kitchen, upstairs front bedrooms, family room and downstairs bedroom. If you're searching for a home that has been meticulously cared for this is it!! (id:6769)

- 3pc Bathroom 6'4" x 8'10"
- Bedroom 12'8" x 14'3"
- Utility room 5'3" x 3'8"
- Laundry room 11'7" x 9'
- Recreation room 24'1" x 30'1"
- Full bathroom 12' x 4'11"
- Bedroom 10'8" x 9'8"
- Bedroom 11'9" x 9'11"
- 3pc Ensuite bath 7'11" x 5'
- Primary Bedroom 14'1" x 11'1"
- Living room 14'1" x 17'7"
- Dining room 12'5" x 10'11"
- Dining nook 12' x 8'2"
- Kitchen 12' x 7'10"

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