



# 1337 Bentien Road Kelowna British Columbia

\$1,064,900

**\*\*MORTGAGE HELPER - HOME WITH LEGAL SUITE\*\*.** Beautifully cared-for single-family home in sought-after Toovey Heights, thoughtfully updated for comfort and style. The modernized kitchen boasts quartz countertops and stainless steel appliances, while the living room features arch-topped windows facing the lake, creating an intimate and inviting vibe. Step out onto the west-facing deck and enjoy panoramic lake views, perfect for relaxing or entertaining. The private yard, surrounded by cedar trees for added privacy, is a gardener's dream with peach, Honeycrisp apple, and apricot trees, along with a raspberry bush, strawberry patch, and walnut trees. On warm Okanagan days, cool off in your swimming pool and soak up the sunshine. Inside, the ensuite bathroom offers spa-like relaxation with travertine tile and a jetted tub. A fully legal suite provides mortgage-helper potential or multi-generational living, making this home both beautiful and practical. Nestled in Toovey Heights, a true Kelowna hidden gem with no thru-traffic, you'll love the peaceful setting while staying close to everything. Black Mountain Golf Club is just minutes away, Big White Ski Resort is only 40 minutes from your doorstep, and Kelowna International Airport is a short 12-minute drive, offering unmatched convenience. With stunning lake views, updated interiors, income potential, and a lush private yard, this Toovey Heights property is ready to welcome its next owners. (id:6769)

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Dining room 10'1" x 12'	Living room 17'1" x 12'5"
Kitchen 10' x 9'11"	Foyer 14' x 6'9"
Other 11'10" x 7'2"	Utility room 5'9" x 11'4"
Living room 17'1" x 11'8"	Den 11'3" x 10'11"
4pc Ensuite bath 4'11" x 8'1"	Other 12'6" x 10'
Primary Bedroom 11'11" x 14'1"	Bedroom 9'2" x 12'6"

3pc Bathroom 8' x 4'11"  
Full bathroom 12'6" x 7'7"  
Bedroom 11'6" x 9'3"  
Kitchen 12'1" x 11'4"  
Bedroom 10'6" x 11'10"  
Living room 12' x 15'11"

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