



# 13620 Kelly Avenue Summerland British Columbia

\$809,000

Welcome to a rare gem on Kelly Ave - a stunning single-family home built in 2019, offering a unique opportunity to own in the heart of Summerland. This 3-bedroom, 3-bathroom home features a 1 bedroom legal suite, providing both comfort & versatility. Great income potential for investment or extended family living together. Conveniently located just minutes from shopping, entertainment, dining, schools & parks. This home boasts an open floor plan with 9" ceilings. The living room seamlessly flows into the kitchen with abundant natural light & upgraded stainless steel appliances, quartz countertops, Island & designer backsplash. Upstairs, discover 3 bedrooms, including the primary bedroom, walk-in closet & ensuite & additional full bathroom. There is a back deck & fenced flat back yard with a shed. Take a moment to unwind on the front porch & watch the world go by. This home features hotel grade soundproofing, enhancing privacy & comfort, especially beneficial for the legal suite. A spacious storage area on the lower level adds convenience. This legal 1 bed/1 bath suite features a kitchen, living room & stacking laundry. The innovative placement of the furnace upstairs allows for a higher ceiling in the suite's bedroom. Open parking in the front driveway. Quality craftsmanship throughout this home with the bonus of legal suite is a rare find. Suite is rented for \$1275 plus utilities. Book your showing today! Measurements taken from IGUIDE, some photos virtually staged. (id:6769)

- |                              |                            |
|------------------------------|----------------------------|
| Primary Bedroom 11' x 15'    | Utility room 2'3" x 2'6"   |
| Bedroom 9'11" x 10'3"        | Living room 15'4" x 14'8"  |
| Bedroom 9'3" x 12'3"         | Kitchen 15'4" x 13'3"      |
| 4pc Ensuite bath 9'3" x 9'5" | Dining room 11'6" x 6'8"   |
| 4pc Bathroom 4'11" x 8'5"    | 2pc Bathroom 4'9" x 4'11"  |
| Utility room 14'1" x 13'7"   | Full bathroom 7'2" x 4'11" |
| Loft 13'11" x 14'8"          | Bedroom 10'8" x 14'3"      |

Listing Presented By:



Originally Listed by:  
RE/MAX Orchard Country

<http://www.okanagan.homes/>



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.