



# 1389 Bentien Road Kelowna British Columbia

\$1,250,000

Welcome to 1389 Bentien Road--an ideal family home + investment opportunity located in desirable Toovey Heights. Set on a spacious .38 acre lot zoned RU1 w/ stunning views of Okanagan Lake, this well-maintained 3-bedroom, 3-bath home offers over 2,330 sq.ft of functional living space. Tastefully updated throughout w/ a beautiful teak kitchen complete with new appliances, a gas range, + a live-edge sit-up bar great for entertaining guests! Enjoy your panoramic views from the huge, partially covered deck with frameless glass rails, motorized retractable sun shade and gas hook up for BBQ or fire pit. Unwind in your large primary en suite with gorgeous custom tile and glass steam shower. The property offers exciting development potential, with site studies and renderings by LIME Architecture already completed. Options include stratifying the lot and adding a duplex alongside the bottom portion of the property, or expanding the existing home and still accommodating a duplex--making this a rare opportunity to build equity or generate rental income. Tons of parking and an oversized garage complete with extra shop space. Located just mins from Black Mountain Golf Course, Big White Ski Resort, and a variety of hiking + biking trails, it also provides quick access to schools, shopping, and other key amenities. Whether you're a growing family, investor, or builder, this property checks all the boxes for lifestyle and future potential. Schedule your viewing today or contact us for more information. (id:6769)

Foyer 12'1" x 13'11"

Family room 15'0" x 15'6"

Other 4'5" x 9'8"

3pc Bathroom 10'7" x 5'6"

Bedroom 10'11" x 10'10"

Laundry room 9'7" x 10'9"

4pc Ensuite bath 11'0" x 5'7"

Other 7'8" x 5'3"

Primary Bedroom 18'5" x 11'4"

Living room 15'0" x 15'5"

Dining room 12'6" x 10'3"

Kitchen 19'5" x 12'1"

3pc Bathroom 10'0" x 4'11"

Bedroom 13'8" x 11'4"

Den 6'6" x 7'8"

Other 10'0" x 11'4"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



Royal

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