



# 150 Muir Road Kelowna British Columbia

\$869,000

Lifestyle and Convenience, wrapped up in a delightful package with huge suite potential and mega workshop. Workshop has 100 amp panel and heated floor, perfect for mechanics, woodworkers etc! Totally central, you're minutes from anywhere. YMCA, Senior's center and Schools just blocks away. Close to the airport and 5 minutes from the Greenway and hiking. Bus stop is right across the road. It's also just a little over half an hour's drive to the nearest ski hill!!! 2 beds up with a large bathroom. A recently updated white kitchen with subway backsplash and gas stove opens up to the dining room area, carrying through to the spacious lounge. Natural light just floods in from the huge windows! Down the stairs to the large basement with great suite potential. One bedroom and bathroom + Rec room are already there, and the plumbing is available for a kitchen! Attached to the home is a long tandem garage and across the drive lies the massive 900sf workshop. BOTH of these also have great suite potential! The driveway areas have tons of parking so bring the toys and travel trailer! The huge back patio is the cool place to host the neighborhood friends and the perfect place for sun downers! Fully fenced rear yard and a garden shed as well. Roof and windows updated in the last 5 years approx. This home is perfectly situated. Irrigation system in place, some piping and recommissioning required. You won't want to miss this! All measurements approximate, verify personally if important. (id:6769)

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|----------------------------|--------------------------------|
| Utility room 11'9" x 8'7"  | Foyer 7'4" x 4'4"              |
| Hobby room 10'11" x 15'0"  | Bedroom 11'2" x 10'10"         |
| Family room 12'2" x 26'3"  | 4pc Bathroom 7'9" x 7'10"      |
| Full bathroom 8'5" x 6'11" | Primary Bedroom 12'10" x 10'7" |
| Bedroom 15'9" x 10'1"      | Kitchen 12'4" x 9'10"          |
| Workshop 30'11" x 26'11"   | Dining room 12'9" x 9'5"       |
| Other 27'4" x 13'7"        | Living room 18'8" x 11'9"      |

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