



1349 Rocky Point Drive 2 Kelowna British Columbia

\$1,120,000

Own in the highly desirable Lost Creek Point community in Wilden. This beautifully maintained walkout rancher 4-bedroom, 3-bathroom home blends modern design with exceptional energy efficiency in a peaceful setting surrounded by nature. The bright, open-concept main floor features 9ft. ceilings, expansive windows, modern kitchen with quartz countertops, a large island, pantry cabinetry, stainless steel appliances, and a gas range. The living room is anchored by a cozy gas fireplace and opens onto a covered patio, creating an effortless space for everyday living and entertaining. Main floor bedroom provides flexibility for guests, a home office or den. The primary suite offers a walk-in closet and a beautifully appointed ensuite. The walkout lower level includes two additional spacious bedrooms, a wet bar, open plan recreation room, a private covered patio, and a generous utility and storage room with hot water on demand, a 125-amp electrical service, high-efficiency furnace with humidifier, and heat pump. Extras like double garage, flat driveway to accommodate pickup truck lengths, Energy Star certification, and BC Step Code 4 construction for outstanding energy performance. Enjoy being tucked into nature but close to everything with easy access to downtown Kelowna, schools, airport, shopping amenities while living just steps from Wilden's extensive trail network and newly opened mountain bike trails Pets welcome 2 dogs or 2 cats, or 1 of each, no size restriction. (id:6769)

Utility room 15'1" x 15'4"	5pc Ensuite bath 15'11" x 7'10"
4pc Bathroom 5'4" x 10'5"	Primary Bedroom 22'7" x 16'4"
Bedroom 12'2" x 11'4"	Living room 13'6" x 17'1"
Bedroom 11'4" x 12'9"	Dining room 11'9" x 10'10"
Recreation room 33'4" x 20'10"	Kitchen 15'6" x 15'8"
Other 7'1" x 5'8"	2pc Bathroom 5'5" x 11'1"
Storage 7'11" x 6'2"	Bedroom 9'3" x 9'6"
Other 4'5" x 11'0"	Foyer 12'1" x 8'0"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.audreyhoughton.com/>



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.

Laundry room 10'5" x 10'1"