



303 Roy Avenue Penticton British Columbia

\$834,900

A Birders paradise! This large rancher is at the end of a no-through street bordering one of Penticton's oxbows, a haven for many species of birds. Super private and sunny. Extensively renovated in 2017, the owners spared no expense on upgrades and inclusions (extensive list available). Open-concept living/dining area with high-end gas fireplace and exterior auto-controlled blinds. Large hobby room opens into a workshop and the single-car garage. 2 bedrooms, one with a door to the patio and each with a full ensuite. No-maintenance yard has a dedicated pad and connection for a hot tub. Large patio with powered awnings. No fear of mosquitos - the oxbows are treated by the municipality. Large storage shed plus additional inside storage. Quick possession. (id:6769)

Mud room 11'8" x 7'

Other 19'6" x 12'11"

Utility room 14'3" x 10'10"

2pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Bedroom 11'10" x 11'8"

4pc Ensuite bath Measurements not available

Primary Bedroom 16'11" x 14'5"

Laundry room 10'5" x 4'8"

Foyer 12'11" x 5'3"

Dining nook 11'7" x 10'1"

Dining room 12'9" x 9'10"

Kitchen 17'7" x 10'10"

Living room 17'4" x 16'7"

Listing Presented By:



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Royal

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