



## 3074 Flume Court Kelowna British Columbia

\$1,249,900

Welcome to Smith Creek West! This beautifully designed family home is currently under construction, with a legal 1-bed-plus-den suite downstairs - perfect as a mortgage helper, rental income, or space for extended family. The main floor is warm and open, anchored by a great room with a gas fireplace. The dining area is filled with light from oversized windows and opens onto a covered terrace, while the island kitchen impresses with quartz counters and a large walk-in pantry. A main floor den rounds this floor, perfect for a home office. Upstairs you'll find three bedrooms, including a gorgeous primary suite with a soaker tub, walk-in tile shower, dual sinks, and a large walk-in closet. The flex room gives you options -- a 4th bedroom or a great kids' playroom -- and laundry is conveniently located on this level. Downstairs, the self-contained legal suite offers its own bedroom, den, and bathroom, ideal for a tenant, a potential Airbnb space, or family staying long-term. Outside, enjoy a flat backyard on a .14 acre lot, a double garage plus driveway parking, and Smith Creek's famous hiking and biking trails just steps from your door. All appliances and landscaping are included, backed by full new home warranty. Completion anticipated for March 2027. Purchaser may have the opportunity to select paint and flooring colours. (id:6769)

Laundry room 6'2" x 8'7"

Other 14'0" x 14'0"

Bedroom 12'6" x 10'0"

Bedroom 12'6" x 10'8"

5pc Ensuite bath Measurements not available

Primary Bedroom 12'8" x 14'2"

Other 16'2" x 10'4"

Storage 8'0" x 6'0"

Other 23'6" x 22'0"

2pc Bathroom Measurements not available

Den 8'8" x 9'6"

Living room 18'0" x 14'4"

Dining room 13'0" x 9'0"

Kitchen 15'6" x 13'0"

Full bathroom Measurements not available

Bedroom 12'0" x 13'2"

Living room 13'0" x 13'0"

Kitchen 15'2" x 8'4"

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

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



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