



# 310 KOOTENAY AVENUE Trail British Columbia

\$795,000

Rich with Heritage character, Charm and Close to Key Local Amenities!! Here is a "Must See" Opportunity and to live in the Beautiful Highly regarded Family Neighborhood in Tadanac with it's wide sidewalks and tree lined streets. This delightful 5-bdrm 2-bthrm classic home offers an array of amazing features. Beyond the Welcome Mat you will be pleased with the endless detailing of Yesteryear throughout the home to include Hardwood Floors, Custom Wood Moldings, Classic Lightening, Large Bright Windows that bathes the Home in Natural Sunlight and maintains the Home's connection to Nature. The Modern Kitchen and Breakfast Nook with Solid Wood Cabinetry offers practical functionality with an efficient layout. The Primary Bdrm displays a spacious layout and is a Great Place to start and end your day. Extra Bdrms all distinct are distributed on the upper floor for Privacy and Great Night Sleeps. The Large Elegant Living/ Dining Room with Spacious Open Concept is completely designed for Host Entertaining with it's cozy Wood Fireplace and Patio Doors leading to a Private Backyard with a Parklike Setting. Main Floor also includes a full Brthrm and Bright Office. The Finished Basement serves a Working/Bonus Room, Rec Room, Guest Sleeping Quarters and Workshop. The Large yard is ideal for Family gatherings all set up with wood/ brick patios an inviting backyard Porch and mature landscaping offering a Private Parklike Backyard Paradise. Location is an easy drive to Golf Course, Red Mtn. and all Season Outdoor Rec. and Activities. (id:6769)

Full bathroom Measurements not available

Utility room 11'6 x 11'6

Foyer 7'10 x 6'8

Full bathroom Measurements not available

Primary Bedroom 17'10 x 12'3

Kitchen 13'10 x 12

Bedroom 16 x 12

Foyer 7'4 x 6'6

Bedroom 16 x 13'10

Den 11'9 x 10

Den 11'8 x 10'10

Dining room 12'2 x 9'6

Recreation room 20'8 x 15

Dining room 12'2 x 9'6

Listing Presented By:



Originally Listed by:  
Fair Realty

<http://www.hometeam.ca>



Royal

LePage

#4002 - 2271 Harvey Ave ,  
Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

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Recreational, Games room 16'9 x 11'4

Living room 20'2 x 15

Utility room 16'3 x 12'4

Den 13'6 x 12'6

Other 11'9 x 5'9