



## 350 Perth Road Kelowna British Columbia

\$774,800

No Sign. Well-appointed one-level home with solid oak flooring throughout, centrally located and close to all amenities. This spacious home offers several recent upgrades, a bright entertaining kitchen, formal dining area, and a comfortable sunken living room with a gas fireplace capable of heating over 1,000 sq. ft. The large primary bedroom features an oversized walk-in closet -- let the clothes shopping begin". Plus a nicely appointed ensuite. A second bedroom is complemented by the main full bathroom. Enjoy the bonus enclosed sunroom, which has no separate heat source but benefits from heat from the rest of the home. The single-car garage has been converted into a great man cave, hobby room, or office, also without a separate heat source. A major bonus is the self-contained 1-bedroom suite with separate entrance and a fantastic month-to-month tenant. The large private backyard features a firepit area, private hot tub off the primary bedroom, and three large outdoor storage sheds. U/G Irrigation for yard plus garden beds. Additional features include hot water on demand appr 3yrs, W/D suite appr. 2yrs., suite appliances appr. 5 yrs. rest of appliances appr 12 yrs., extra refrigerator, 6 bar stools included. A properly priced home with excellent flexibility and value. Call today for your private tour. All information and measurements deemed correct but should be verified by the Buyer(s) and/or Buyer's agent. (id:6769)

Foyer 14' x 3'9"

Mud room 11'10" x 7'6"

Dining room 16'6" x 8'7"

Great room 11'10" x 7'6"

Family room 17'11" x 17'

Partial bathroom 6' x 4'5"

Full bathroom 13'2" x 4'11"

Bedroom 11' x 10'7"

Primary Bedroom 9'10" x 14'3"

Kitchen 19' x 13'

Living room 15'8" x 14'

Full bathroom 8'4" x 4'4"

Primary Bedroom 8'11" x 8'1"

Living room 11'10" x 8'11"

Kitchen 12' x 9'10"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.mikesingleton.ca/>



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.