



354 BURNE Avenue Kelowna British Columbia

\$2,198,000

A rare offering just steps to the sand--where timeless design meets daily luxury in one of Kelowna's most coveted neighbourhoods!! Privately nestled beneath a canopy of mature trees, this distinctive residence blends West Coast charm with elevated elegance. Thoughtfully & meticulously cared for, the home offers warmth, versatility & unmatched lifestyle just one block from the lake. Crafted for both beauty & function, the custom Glen Canyon kitchen is a true showpiece--featuring natural stone countertops, heated flooring, accent lighting, built-in display shelving, gas range & custom wood cabinetry. Refinished maple hardwood flows seamlessly through the main living spaces, framed by crown moulding, tray ceilings & rich wood accents. Large windows flood the home with natural light, creating a calm, airy feel throughout. Offering 4 bedrooms in total--including a main-level bedroom & two up--the home also includes a fully self-contained one-bedroom in-law suite with a private entrance. Outdoor living is at its finest with a covered front porch, sun-filled terrace & hot tub-ready private yard with wood burning stove--all surrounded by lush, low-maintenance landscaping. A detached double garage/studio with 220 power, alley access & zoning for a carriage home offers incredible long-term potential. Parking is abundant, with space for a boat or RV. This is a legacy property in a location that rarely becomes available--walk to the beach, schools, parks & Kelowna's vibrant downtown core. (id:6769)

Full bathroom 7'11" x 6'2"	Dining room 10'3" x 11'2"
Primary Bedroom 10'9" x 17'3"	Family room 9'2" x 9'7"
Dining nook 3'6" x 6'7"	Kitchen 11'2" x 17'0"
Bedroom 9'3" x 19'2"	Primary Bedroom 12'10" x 12'9"
Laundry room 8'10" x 14'5"	Living room 11'6" x 16'9"
Living room 17'2" x 17'8"	Full bathroom 10'5" x 7'7"

Bedroom 10'10" x 11'9"
Dining room 9'6" x 8'6"
Full bathroom 7'9" x 6'5"
Kitchen 14'4" x 8'3"

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Listing Presented By:



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