



## 3591 Brown Road West Kelowna British Columbia

\$785,000

Exceptional value in this super cute rancher located in the heart of West Kelowna. The main floor features a bright open living space, hardwood flooring, cozy dining area, substantial kitchen with plenty of cabinetry and storage, 3 bedrooms and a 4 piece main bathroom with new vanity. Also on this level is a separate living/recreation room with a 2 piece bathroom, skylight and GSD leading to the backyard. The lower level features 1 bedroom a 3 piece bathroom, newer washer & dryer and approx. 800 sq. ft. undeveloped, with room for another bedroom, storage and recreation area, ideal for creating a suite. Lots of space for the kids and pets in the large fully fenced, flat backyard with mature trees, hedges, garden area, u/g irrigation and a beautiful covered patio with a gas BBQ outlet. Just steps away to downtown with shops, restaurants and services and a short drive to beaches & recreation! (id:6769)

Storage 12'11" x 9'11"

Storage 11'3" x 10'

Storage 24'6" x 28'5"

3pc Bathroom 7'3" x 9'2"

Bedroom 9'1" x 11'5"

2pc Bathroom 5'6" x 4'10"

Living room 19'4" x 15'5"

Bedroom 9'1" x 9'

Bedroom 12'5" x 9'

4pc Bathroom 9'2" x 4'11"

Primary Bedroom 12'6" x 11'2"

Dining room 8'11" x 9'3"

Kitchen 12'6" x 13'2"

Living room 12'7" x 18'2"

Listing Presented By:



Originally Listed by:  
RE/MAX Kelowna



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