



# 368 Trumpeter Court Kelowna British Columbia

\$1,199,000

Priced \$100,000 below current BC Assessment, this beautiful 4-bed, 3.5-bath home with an office and newly added theatre room offers incredible value with breathtaking views of the Okanagan's cityscape, mountains, and lake. Designed for both comfort and style, the modern kitchen features granite countertops, stainless steel appliances, and a large island perfect for gatherings. The open-concept layout flows through the dining area to a covered patio—ideal for year-round entertaining. The spacious primary master bedroom includes a private deck, walk-through closet, and luxurious ensuite with a steam shower and jetted tub. The lower level offers added flexibility with three bedrooms, including a private guest suite with its own ensuite and separate entrance. Combined with the generous downstairs layout, this space offers excellent suite potential for extended family or additional income. The theatre room provides even more versatility for entertainment, a home gym, or office space. Pride of ownership is evident throughout. The hot water tank, furnace, and yard have been professionally maintained over the years. Outside, enjoy two decks, a pergola-covered patio, and meticulously landscaped gardens. A rare blend of location, condition, and value. (id:6769)

Bedroom 13' x 12'	Full bathroom 7' x 5'
Bedroom 11' x 9'	Full ensuite bathroom 10' x 8'
Storage 7' x 6'	Primary Bedroom 15' x 13'
Full ensuite bathroom 10' x 6'	Foyer 5' x 8'
Primary Bedroom 19' x 15'	Office 11' x 9'
Full bathroom 8' x 4'	Living room 14' x 16'
Utility room 11' x 8'	Dining room 6' x 17'

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