



## 595 Yates Road 38 Kelowna British Columbia

\$934,900

Experience the convenience of one-level living in this spacious standalone home in Sandpointe, ideally situated to capture afternoon sun and the soothing sounds of the backyard waterway with small rapids. Meticulously maintained, this rare home offers an excellent and versatile floor plan featuring a generous sized primary bedroom, an additional bedroom, a dedicated home office, a separate den, a formal dining room, and a formal living room--providing exceptional space for entertaining and having separate spaces to relax. The kitchen features a center island and a breakfast nook with bay windows overlooking the water. A sliding glass door from the kitchen leads to a private patio with peaceful views, perfect for grilling & dining, with an awning for shade. For added ambiance, the den has a gas fireplace. The primary bedroom offers ample space for a king-sized bed, full furniture set, a seating area, with an adjoining 4-piece bathroom. The patio provides views of the well-manicured lawns. A new furnace was installed in 2023, ensuring comfort and efficiency. This home includes a two-car garage and is located in one of Kelowna's premier 55+ gated communities, Sandpointe. Residents enjoy an exceptional clubhouse with a games room, library, fitness center, and indoor and outdoor pools. Conveniently located in Glenmore, it's within walking distance to medical facilities, groceries, and Brandt's Creek Greenway. Enjoy the best of Sandpointe living in this beautifully appointed home. (id:6769)

Other 23'3" x 20'9"

Utility room 7' x 12'1"

Primary Bedroom 12'7" x 22'11"

Office 12'1" x 12'5"

Living room 15' x 24'8"

Kitchen 13'2" x 12'2"

Foyer 6'1" x 13'10"

Family room 15'9" x 14'9"

Dining nook 9' x 7'

Bedroom 11'7" x 12'1"

5pc Ensuite bath 9'1" x 11'7"

4pc Bathroom 9' x 4'11"

Listing Presented By:



Originally Listed by:

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