



## 413 Conklin Avenue Penticton British Columbia

\$769,900

Welcome to 413 Conklin, a renovated character home situated on a huge flat quarter acre lot in a fantastic neighborhood! This 1675 sqft home has 3 bedrooms & 2 bathrooms, several rec rooms & lots of storage. As you enter the main floor you'll find the cute foyer space & step into the large/bright living room full of original charm; like the gorgeous inlaid solid hardwood floors, & the updated brick fireplace. The hardwood floors continue into the classic dining room that been opened up into the kitchen giving it a more current flow while maintaining the classic layout. The well appointed kitchen has stylish dark green lower cabinets with white uppers, opens into the dining area, has open shelving for display & beautiful subway tile backsplash. The main floor is finished off with 2 excellent sized bedrooms & the updated bathroom. Downstairs offers tons of extra space with a 3rd bedroom, 2nd bathroom, large rec room & a den/4th bedroom. There is also a laundry room, & tons of storage. The home has had lots of updates like vinyl windows, furnace 4 years old, new hot water tank & more. The backyard features a huge deck & massive yard space. Zoning in this area offers lots of options like a carriage home/suites. The older garage out back is perfect for extra storage & the laneway in the back is ideal for access or a future development or garage rebuild, and offers privacy. This excellent neighborhood is ideal for walking and access to town while surrounded by single family homes. (id:6769)

Recreation room 13'1" x 10'8"

Recreation room 15'7" x 10'7"

Laundry room 8'5" x 5'3"

4pc Bathroom 7'10" x 4'11"

Bedroom 10'10" x 10'3"

Bedroom 10'9" x 10'3"

Primary Bedroom 11'5" x 11'4"

Dining room 11'3" x 7'11"

Living room 15'8" x 11'4"

Kitchen 11'3" x 9'4"

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