



416 Sumac Road Kelowna British Columbia

\$729,800

CENTRAL LIVING WITH A MORTGAGE HELPER SUITE! This well-kept half duplex offers a spacious, functional layout with excellent indoor and outdoor living. The walkout ground level features a welcoming foyer, garage, workshop and plenty of storage. Upstairs, enjoy a generous living and dining area with access to the front sundeck, plus a functional kitchen with new appliances. The large primary bedroom features a spacious closet and 3-piece ensuite, complemented by two additional generously sized bedrooms. A rear sundeck with stairs leads to the private rear and side yard. The ground level includes a fully self-contained 1-bedroom suite with separate entrance, plus shared laundry with updated washer and dryer, ideal as a mortgage helper or extended-family accommodation. Additional updates include the furnace, hot water tank and air conditioning. Outside, enjoy easy-care artificial turf, "no lawnmower required!", raised garden beds, underground irrigation, storage sheds and a lovely gazebo with decking, perfect for outdoor gatherings and entertaining. Conveniently located close to schools, recreation, shopping, transit, medical services and restaurants. A versatile property offering space, privacy, income potential and low-maintenance living. All information is deemed to be correct; however, all measurements and information should be verified by the Buyer(s) and/or their agent. If Buyer's agent not present for showing or write original offer, comm. reduced by 50%. (id:6769)

Full ensuite bathroom 8'9" x 7'4"

Full bathroom 8'9" x 5'5"

Bedroom 9'1" x 12'

Bedroom 9'1" x 12'1"

Primary Bedroom 12'3" x 14'

Dining room 9'1" x 10'4"

Kitchen 9'1" x 10'4"

Living room 12'7" x 16'2"

Full bathroom 9'8" x 5'5"

Living room 18' x 11'6"

Primary Bedroom 9'8" x 16'1"

Kitchen 8'11" x 11'6"

Laundry room 6'3" x 5'2"

Workshop 11'6" x 8'

Foyer 9'8" x 10'9"

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<http://www.mikesingleton.ca/>



Royal

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