



640 ROANOKE Avenue Kelowna British Columbia

\$1,199,000

EXTENSIVELY RENOVATED 3 BED + DEN HOME NEAR KNOX AND LAKE with Upscale 3 Yr Old Detached Sport Garage and modern 5.74 KW SOLAR panels - energy saver! This home has it all! Home was professionally lifted with a full grade level basement added, main floor expanded, and the home remodelled with ""MODERN FARMHOUSE"" styling, new HVAC, ducting, windows, electrical, bathrooms, inside and out! Classy Solid Wood plank Posted Fencing, Mature landscaping, and huge veranda deck invite you in! Restored Oak hardwood, New Fir floors in much of home, wood benches, crown moldings, classy wood encased windows, bright spacious floor plan, curved arch doorways, modern light decor. Large living room with picture window. Office or mudroom could make 4-5 bedrooms. White shaker Kitchen, Copper ""Cafe"" appliances, laminate floors. Chic 4 piece main bath, sculpted heated tile, heritage arch. Big primary bedroom, built-in custom cabinets & View of Knox. Big Bay window in back foyer with reclaimed solid fir seating, floors & cabinets overlooks backyard. Grade level basement w/ sep entrance, easy to suite. Fir floors down, 2 Big beds, Fam Room, 3 piece bathroom, heated tile, pebble stone shower, huge mudroom. Landscaped backyard, gorgeous exposed aggregate/stamped patio, Cedar enclosed outside shower, heated chicken coop. 2023 built heated garage, 200 amp panel, Sink, roller door, workshop area, on demand hot water! Walk to Knox trails, Lake & Beach in an area sure to become the ""KITSILANO of Kelowna"". (id:6769)

Foyer 8'11" x 8'2"

Mud room 15'10" x 11'4"

Utility room 7'11" x 5'4"

Laundry room 8'5" x 8'10"

3pc Bathroom 8'5" x 9'5"

Bedroom 14'5" x 10'1"

Bedroom 10'2" x 10'1"

4pc Bathroom 10'7" x 5'1"

Primary Bedroom 12' x 13'7"

Foyer 6'10" x 6'11"

Family room 11'6" x 10'7"

Dining room 10'7" x 9'11"

Kitchen 17'10" x 12'2"

Living room 10'7" x 12'2"

Listing Presented By:



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Family room 18'8" x 11'