



# 664 Patterson Avenue Kelowna British Columbia

\$1,298,000

Introducing 664 Patterson Ave, in the sought-after Kelowna South neighborhood, this charming bungalow offers prime living in an unbeatable location! From the moment you lay eyes on it you'll be captivated by its curb appeal. Offers 2 beds/ 2 baths + office or third bedroom, this well-kept home exudes comfort & functionality. Bonus feature is a stunning 2 bed/1.5 bath 955 sf CARRIAGE HOME built in 2022 by Harmony Homes. Great mortgage helper or second dwelling for family members, complete w/ a single car garage & ext. parking space. Inside the main house, discover a cozy ambiance enhanced by a low BTU gas FP & updated features incl new front window panes, eye-catching strapping ceiling & SS appliances. Enjoy the convenience of a RO water system, newer 200amp electric panel and HWT. Also showcases immaculate laminate flooring, textured painted walls & ample natural light throughout. Storage space abounds, sure to meet your organizational needs. Primary bedroom is generously sized to fit a king sized bed, large WIC plus 3 pce ensuite complemented by marble flooring & updated grouting. Zero mtce yard & brand new sizable deck offers an oasis for entertaining or basking in the sunshine in complete privacy. Conveniently located w/ the best walk score in Kelowna, this property is close to KGH, schools, beaches, parks, recreation facilities, downtown, & a short stroll to the trendy boutiques of Pandosy Village w/ its desirable features and ideal location, this home won't last long! (id:6769)

- Laundry room 6'4" x 8'7"
- Partial bathroom 5'4" x 5'
- Living room 13'7" x 15'1"
- Kitchen 15'5" x 10'3"
- Bedroom 12'6" x 10'11"
- Other 7'9" x 5'10"
- 3pc Ensuite bath 7'9" x 6'5"
- Primary Bedroom 17'3" x 12'6"

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Royal

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Full bathroom 7'6" x 10'11"