



# 700 CHURCHILL Avenue Penticton British Columbia

\$2,390,000

INCLUDES A CARRIAGE HOME! JUST STEPS TO OKANAGAN LAKE This 2,400 sqft Custom Built Home with BONUS 842 sqft Carriage Home is meticulously crafted to meet Step 3 building code standards, boasting cutting-edge solar energy & a hydronic radiant in-floor heating system. Given the NEW provincial Airbnb regulations, this property emerges as an ideal investment, strategically positioned to serve vacationers while adhering to the ever evolving housing regulations. Experience contemporary luxury in this 3 bed + den / 3 bath beauty! The main floor showcases a chef's kitchen with Cambria Quartz countertops, complemented by Engineered Maple hardwood flooring with hydronic in-floor heat. A wood-burning fireplace, vaulted ceiling living area, seamlessly transition through large glass sliders to the outdoor living space. Upstairs, the primary bdrm retreat has a ensuite with a glass shower, walk-in closet, & large private deck access. An additional bdrm & a full bthrm complete the upper level. With a focus on sustainability, this eco-conscious residence minimizes its carbon footprint & energy usage. Noteworthy is the 842 sqft Carriage home, complete with a bdrm, above the oversized sized double garage on the southern side of the rectangle lot. The garage is also thoughtfully equipped with wiring for an EV charger. This home was designed with top-of-the-line features. Total sqft calculations are based on the exterior dimensions of the building at each floor level & inc all interior walls. (id:6769)

Primary Bedroom 12'5" x 14'5"

Partial ensuite bathroom Measurements not available

Other 8' x 14'7"

Bedroom 13'11" x 12'5"

Full bathroom Measurements not available

Bedroom 11' x 11'

Kitchen 11'3" x 12'2"

Kitchen 16'5" x 13'10"

Living room 16'5" x 13'

Dining room 13' x 11'7"

Bedroom 14'2" x 12'4"

Partial bathroom Measurements not available

Den 15'11" x 10'11"

Listing Presented By:



Originally Listed by:

RE/MAX Penticton Realty

<https://www.simpsonsellspenticton.ca/>



Royal

LePage

#4002 - 2271 Harvey Ave , Kelowna, BC,

Phone: (250) 860-1100  
lorneayers@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Full bathroom Measurements not available

Laundry room 14'10" x 7'10"

Dining room 8'10" x 12'9"

Utility room 9'3" x 5'4"

Living room 9'6" x 12'9"