



# 1061 Avondale Place West Kelowna British Columbia

\$1,899,000

First time on the market! This custom-built family home is situated on a large, 0.36-acre private lot & features a level driveway & triple garage. Offering everything you could want for Okanagan living, including an in-ground pool with an outdoor pool house & bathroom, a fully equipped theatre room with a bar & pool table, & plumbing for a hot tub right outside the basement patio doors, and ample guest space. The gourmet kitchen is a highlight, boasting a large walk-in pantry, a sit-at bar, a huge island as well as an oversized side-by-side fridge/freezer combo. Entertaining is effortless with the large formal living & dining room, complete with vaulted ceilings for a 20' Christmas tree. For more casual gatherings, there's a comfortable family room & dining nook on this level as well. The main floor opens directly to an expansive patio with the pool & an electric awning, which provides plenty of shade during the hot summer months, all surrounded by mature landscaping. There is another full yard on the lower level for the kids and pets to enjoy! Head up the spiral staircase & you'll find a spacious master suite with a walk-in closet and a luxurious ensuite, along with three additional bedrooms & another full bathroom. There is so much storage space & many updates including a 50 year roof installed in 2006, new pool heater in 2015, new upper decking in 2018, HWT in 2018, new furnace & A/C in 2019 & a brand new pool liner this year! Just move in an enjoy! (id:6769)

5pc Bathroom 13'1" x 5'10"

Bedroom 13'2" x 16'9"

Bedroom 11'10" x 13'11"

Bedroom 13'2" x 15'9"

5pc Ensuite bath 16'3" x 14'11"

Primary Bedroom 23'8" x 23'7"

3pc Bathroom 8' x 11'5"

Bedroom 10'7'5" x 16'2"

Storage 14'2" x 19'10"

Laundry room 9'4" x 13'

Pantry 8'6" x 5'9"

2pc Bathroom 5'2" x 5'11"

Foyer 19'9" x 11'4"

Family room 18'1" x 17'6"

Dining room 31'1" x 23'5"

Living room 35'5" x 29'6"

Listing Presented By:



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Other 14'4" x 21'2"

Kitchen 15' x 32'2"

Recreation room 36'8" x 33'