



# 1088 Clarence Avenue Kelowna British Columbia

\$2,099,000

Okanagan Lake and city view 6 beds + large den, 6 baths contemporary walk-out home with legal 2 Bed, 2 Bath suite in The Ponds, Upper Mission. Built in 2017, this 6,129 sqft home sits on a 0.24-acre POOL-SIZED lot with BIG views. It has been tastefully freshly painted, with new railings added, make the home feel warm and inviting. The chef-style kitchen has smart appliances, oversized island, hardwood floors, walk-in pantry, and a full butler kitchen with second fridge, gas range, oven, sink, and ventilation. The home offers soaring ceilings, an imperial staircase, open-concept layout, and a large office. The primary suite includes a lake-view balcony, exceptionally large walk-in closet roughed for laundry, and 5-pce ensuite with soaker tub, separate shower, and heated tile floor. The lower level offers 9-foot ceilings, a rec room with wet bar, bedroom, theatre room with projection, and steam shower. The legal 2-bedroom suite has a separate entrance, its' own laundry, 1.5 baths, and tenant in place. The yard is partially fenced, landscaped, irrigated, and ready for a pool if desired. Outdoor space is plentiful with three balconies and covered patio. Other features include an oversized triple garage, central A/C, 2 zone heating system (basement on separate zone), security system, hide-a-hose central vac, and 6-zone wired speaker system. Minutes to Mission Village (Save-On-Foods, Shoppers) and Canyon Falls Middle. Close to parks and trails in a family-oriented neighbourhood. (id:6769)

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- Other 20'1" x 9'8"
- Primary Bedroom 17' x 16'9"
- 5pc Bathroom 13'2" x 10'11"
- Utility room 5'6" x 13'6"
- Media 13'2" x 21'8"
- Storage 3'7" x 12'
- Storage 9' x 13'0"
- Recreation room 14'5" x 22'
- Family room 13'3" x 12'11"
- Bedroom 20'3" x 11'7"
- 4pc Bathroom 11' x 4'11"
- 3pc Bathroom 10'11" x 5'
- 2pc Ensuite bath 5'6" x 5'7"
- Bedroom 11' x 12'1"
- Bedroom 14'8" x 12'1"
- Other 13'1" x 9'

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Laundry room 5'7" x 6'2"

Other 4' x 13'8"

Kitchen 11'4" x 13'8"