



1094 Aubrey Road West Kelowna British Columbia

\$1,222,000

This lovely, one-owner, 3400+SQ. FT custom-built home is located on a quiet cul de sac in Sunnyside a peaceful lake community in Lakeview Heights, with a private beach on 2 1/2 acres, a concrete boat launch, picnic tables, a sandy beach, green space & "Dog-off Leash Park" exclusively for the residents of Sunnyside. This solid grade level entry home has 5 beds + Den/ 4 baths & tons of room for toys with an oversized detached 2 car garage & 1 attached, plus RV parking. Built w/ a 1 bedroom in-law suite, (never used) with all the components. 2nd Level Living Room w/ Gas FP, Dining RM w/ balcony all enjoy lake views, large Primary w/ lovely bay window bench seat, double vanity & 2 more BR'S, Oak kitchen, dinette & family Rm w/ gas FP & a covered balcony overlooking vineyards. Lower Level has 2 more bedrooms, den and suite area, laundry & lots of storage. This home is very versatile, perfect for a large family, someone that needs a workshop, a mortgage helper, or even a home business. It has been well cared for & loved over the years. Plum & apricot trees, private backyard, room for a pool, BBQ gas hook-up, 200 Amp service, RV plugin, lots of storage, washer & dryer hook up in the closet on 2nd level. The furnace, A/C & Roof are original. Close to schools, shopping, parks & hiking trails, and world-renowned wineries. Measurements are taken from the I-Guide, if important please verify.

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- Primary Bedroom 14'2" x 17'10"
- Living room 11'9" x 13'2"
- Kitchen 14' x 20'4"
- Family room 27'2" x 14'
- Bedroom 14'1" x 12'
- Bedroom 10'5" x 11'
- 4pc Ensuite bath 9'10" x 8'6"
- 4pc Bathroom 6'10" x 8'7"
- Laundry room 6'3" x 8'
- Kitchen 10'6" x 7'9"
- Foyer 12'1" x 15'
- Living room 14'7" x 13'9"
- Den 14' x 16'2"
- Bedroom 14'1" x 14'4"
- Bedroom 14'7" x 9'10"
- 3pc Ensuite bath 5'6" x 7'8"

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Utility room 10'1" x 11'7"

3pc Bathroom 10'1" x 8'6"