



# 1095 Hume Avenue Kelowna British Columbia

\$1,389,000

Tucked away in a tranquil Kelowna cul-de-sac, this custom-built home offers luxury & comfort. Situated on a meticulously landscaped corner lot with tiered rock walls its curb appeal is exceptional. This property boasts two distinct garages: an oversized double garage accessing the upper level, and a separate single garage leading to the lower level perfect for a potential suite conversion (with plans for a second kitchen). The expansive REC room featuring in-floor heating, a wet bar, and a versatile gym/media room, all with captivating city and lake views. This level also includes two guest bedrooms, a 4-piece bathroom, and abundant storage, ideal for entertaining or extended family. The upper level, bathed in natural light from large windows, showcases 11-foot ceilings and an open-concept living area framing stunning lake, mountain, and city vistas. The gourmet kitchen is a chef's dream, with a Wolf six-burner range, dual wall ovens, and pantry, flowing seamlessly into the living and dining areas. The wrap-around covered deck is perfect for year-round BBQs and sunsets. A flexible library space can be a formal dining room or home office. The expansive primary suite offers a spa-like ensuite with a soaker tub, steam shower, double vanity, and a dual-entry walk-in closet. A 2nd bdrm with a Murphy bed, a 2-piece powder room, and a full laundry room with garage access complete this level. With 2 driveways and 2 garages, there's abundant parking, including RV or boat space. (id:6769)

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|---------------------------|---------------------------------|
| Storage 9'6" x 10'4"      | Laundry room 11'5" x 8'8"       |
| Utility room 6'4" x 10'4" | 2pc Bathroom 5'11" x 5'2"       |
| Gym 19'10" x 23'4"        | Bedroom 15' x 13'8"             |
| 4pc Bathroom 10'6" x 9'3" | 5pc Ensuite bath 11'11" x 12'8" |
| Den 9'10" x 10'2"         | Primary Bedroom 18'3" x 15'11"  |
| Bedroom 10'6" x 13'4"     | Library 10'11" x 10'9"          |

**Bedroom** 11'4" x 9'  
**Recreation room** 15'2" x 15'8"  
**Foyer** 15'2" x 15'8"  
**Mud room** 6'6" x 8'10"  
**Dining room** 9'2" x 14'11"  
**Living room** 15'2" x 18'1"  
**Kitchen** 10'4" x 11'6"

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