



# 1259 Rio Drive Kelowna British Columbia

\$1,149,900

Wonderful 4 year old family home in a super convenient and friendly neighbourhood. This 4 bedroom home is ideally designed and ready to move into. The main floor boasts a very well designed kitchen and eating area which is open to a comfortable family room. The mud room is perfectly situated as you come in from your 2 car garage. There is a 1/2 bath on this floor for easy access for guests and family. The 2nd floor boasts 3 bedrooms, including a generously sized primary bedroom with a great walk-in closet and fully equipped en-suite bathroom. The laundry room is also situated on the 2nd floor. In the basement there is a 4th large bedroom and a rec/family room and a full bathroom. This would be a fantastic place for a teenager or student to make their own space. The fully fenced and beautifully landscaped rear yard is ready and waiting for your summer days and pets. The neighbourhood offers incredible access to school bus stops, just steps from the front door, with the school catchment area giving access to Kelowna most sought after schools, Watson Road Elementary and Dr. Knox Middle school and Kelowna Senior Secondary. Don't hesitate to make this your dream home and location. (id:6769)

Other 5'11" x 10'10"  
 Bedroom 9'8" x 10'10"  
 Bedroom 9'8" x 10'9"  
 Primary Bedroom 13'10" x 10'11"  
 4pc Bathroom 8'3" x 7'9"  
 3pc Ensuite bath 8'3" x 10'11"  
 Utility room 19'8" x 5'  
 Recreation room 15'3" x 13'7"

Bedroom 9'6" x 10'4"  
 4pc Bathroom 7'6" x 5'6"  
 Living room 13'6" x 14'7"  
 Kitchen 15'6" x 9'10"  
 Other 19'10" x 19'6"  
 Dining room 8'10" x 5'11"  
 2pc Bathroom 4'11" x 6'1"

Listing Presented By:



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 Coldwell Banker Horizon Realty

<https://kelownarealestateagent.ca/>

**RE/MAX Kelowna**

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