



1290 Ponds Avenue Kelowna British Columbia

\$1,558,000

This custom-built executive walk-out rancher is perched in hills of The Ponds with expansive lake, city & mountain views! Contemporary elements & clean lines with walls of windows, on both levels, to bring the outside in & enjoy the Okanagan. A well thought-out open layout, the main floor is complete with a large cov. deck (w/electric privacy blinds), art niches, grand ceiling height, floor to ceiling f/p in the great room, 2-pce bath for guests, quartz counters throughout, double islands, a walk-in hidden pantry off the kitchen, a bar area for entertaining & side-by-side stainless fridge & freezer! Great laundry/mud rm conveniently located off the heated double garage (with acrylic floors & slat board) & a convenient bdrm/den at the front of the home with the primary bedroom at the back. Ensuite w/tiled walk-in/walk-out shower w/dual heads, separate soaker tub, double vanity & walk-in closet. Make your way to the lower walk-out level by way of glass railing staircase or interior elevator, here you will find 2 add'l beds, full bath, wet bar (could easily be suited), awesome two-level media rm, gym area with sliding frosted glass doors, additional 2-pce bathroom & family room with cozy fireplace with SGD to the covered patio and fenced, low-maintenance and pool-sized back yard. Quiet no-thru road and close to trails, shopping and Canyon Falls Middle School. This home has all you could imagine plus THAT VIEW! (id:6769)

Bedroom 12'2" x 12'5"

Other 3'5" x 7'8"

Partial bathroom 5'4" x 5'3"

Sauna 9'5" x 8'1"

Utility room 6'3" x 8'4"

Other 5'5" x 3'6"

Gym 9'6" x 9'6"

4pc Bathroom 7'11" x 8'5"

Bedroom 12'2" x 12'5"

Storage 4'1" x 4'1"

Media 17'3" x 16'4"

Other 23'8" x 20'10"

Foyer 6'7" x 7'

2pc Bathroom 5'4" x 6'

Bedroom 11'9" x 9'11"

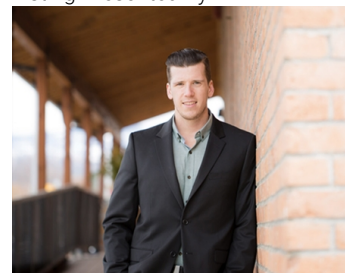
Other 5'6" x 3'7"

Laundry room 6'11" x 9'11"

Kitchen 15'9" x 10'2"

Dining room 10'6" x 11'7"

Listing Presented By:



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Royal LePage Kelowna

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