



# 1325 Bothe Road Kelowna British Columbia

\$870,000

The home you can comfortably live in today--and still love 15 years from now. True rancher living is becoming increasingly rare in Lower Mission. This beautifully maintained detached home offers something many buyers spend years searching for: spacious single-level living, a private yard, and the freedom of owning your own land. Step inside and immediately notice the difference. Built in an era when room sizes mattered, this home features generously proportioned living spaces, formal living and dining areas, a bright family room off the kitchen, and large bedrooms that provide a level of comfort often missing from newer construction. Outside, the oversized patio and private easy-care yard create a peaceful outdoor retreat with space to relax, entertain, garden, or simply enjoy the Okanagan lifestyle. No shared walls. No elevators. No compromises on privacy. Equally impressive is the location. Situated in the heart of Lower Mission--one of Kelowna's most established, stable, and desirable neighbourhoods--you are minutes from Okanagan Lake beaches, H2O Adventure + Fitness Centre, Capital News Centre, Mission Creek Greenway, Okanagan College, Kelowna Secondary School (KSS), and École Casorso Elementary, one of the area's sought-after French Immersion schools. This is also a true move-in-ready home. Recent improvements include a roof (approx. 5 years), furnace and hot water tank (approx. 6 years), interior painting within the last 3 years, and updated garage flooring, allowing the next owner to simply move in and enjoy. For buyers seeking the comfort of a genuine rancher lifestyle, the privacy of detached ownership, the convenience of Lower Mission, and a home designed to remain comfortable for years to come, opportunities like this are increasingly difficult to find. (id:6769)

Listing Presented By:



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**RE/MAX Kelowna**

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Laundry room 3' x 210'

Partial ensuite bathroom Measurements not available

Full bathroom Measurements not available

Full bathroom Measurements not available

Bedroom Measurements not available

Primary Bedroom 16' x 12'

Family room 136' x 9'

Kitchen 136' x 107'

Dining room 13' x 11'

Living room 14' x 13'

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