



1632 Griffiths Place West Kelowna British Columbia

\$1,174,900

EXTENSIVELY RENOVATED LAKEVIEW HOME WITH ADDITIONAL MATERIALS INCLUDED! This residence has been beautifully transformed, beginning with approximately \$134,000 invested in landscaping to create new front retaining walls, irrigation, topsoil, and turf, plus a retaining wall and stairway in the backyard. Indoors, approximately \$111,000 in completed renovations have refreshed the upper level with solid wood doors, a folding patio door, sleek black-metal windows, a new bathroom, a louver accent wall, and an extended exterior wall that now frames large living room windows; bedrooms/dining room also feature new windows. The lower level has new flooring, solid wood doors, large metal patio sliders, new bedroom and bathroom windows, a newly added primary suite with ensuite, a black-metal French door, a custom entry wardrobe, and a wardrobe in the master bedroom & downstairs guest bedroom. Additional premium, uninstalled materials/appliances accompany the sale (sellers spent approximately \$83,000) towards a state-of-the-art open kitchen featuring a floor to ceiling cabinet wall w/built-in microwave & oven, & Blomberg fridge. The kitchen would also feature a waterfall island with a gas range, wine fridge, sink, and dishwasher. Additionally, The living room downstairs is pre-planned for a dark-grey entertainment wall balanced between media, desk, and bookshelf zones. All figures and details regarding past updates and materials toward future upgrades have been provided by the seller. More info available upon request. (id:6769)

4pc Bathroom 9'6" x 5'1"

Bedroom 12'4" x 11'2"

Bedroom 12'6" x 11'5"

Living room 16'7" x 16'2"

Primary Bedroom 20'1" x 11'2"

Storage 2'8" x 11'2"

Other 9'6" x 11'2"

Kitchen 12'9" x 15'2"

Dining room 9'1" x 11'

Family room 15'9" x 20'11"

Den 9'6" x 10'2"

Bedroom 13'5" x 12'6"

4pc-Ensuite bath 9'6" x 12'11"

3pc-Ensuite bath Multiple

Listing Presented By:



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Other 9'7" x 5'11"

Laundry room 8'9" x 11'7"

4pc Bathroom 10'1" x 4'11"

Bedroom 10'1" x 11'