



## 1704 Traut Road Kelowna British Columbia

\$775,000

OPEN HOUSE DEC 6 FROM 11-1 PM. Set on a generous flat lot with sweeping valley views and a hint of shimmering lake, 1704 Traut Road offers the space, comfort, and calm families and first-time buyers love. With four bedrooms, two and a half baths, and nearly 2,150 square feet, the home blends fresh updates with everyday practicality. The primary bedroom offers a bonus space of its own private sundeck to take in the valley and lake views while sipping on a cup of morning coffee. The media room will be the perfect spot to host family movie night or a place for the kids to run around and play. The new kitchen brings a modern feel to the heart of the home combined with the large windows in the dining and living room making it feel bright and homey all at the same time. Updated trim, paint, doors, and lighting add a polished finish throughout. Outside, the large flat lot provides room to play, add a pool, garden, or park all the extra vehicles and toys. Unwind on the expansive back deck or soak in the hot tub as the sun sets over open fields. This property backs on to ALR so you will never have to worry about losing the peace and tranquility about what makes this home and area so special. Located on a quiet no-thru road and close to schools and shopping, this property offers a peaceful lifestyle without sacrificing convenience. Come see why this home makes life feel a little easier and a lot more scenic. (id:6769)

3pc Bathroom 8'7" x 6'11"

3pc Ensuite bath 5'2" x 9'7"

Primary Bedroom 12'2" x 11'5"

Bedroom 11'9" x 9'3"

Bedroom 11'9" x 9'3"

Storage 14'10" x 9'8"

Storage 7'5" x 8'0"

Recreation room 17'4" x 12'7"

Bedroom 9'10" x 21'3"

2pc Bathroom 4'6" x 7'4"

Laundry room 8'11" x 7'4"

Family room 15'6" x 13'8"

Kitchen 15'4" x 10'1"

Dining room 11'9" x 10'6"

Living room 25'8" x 13'3"

Foyer 6'10" x 8'2"

Listing Presented By:



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Vantage West Realty Inc.

**RE/MAX Kelowna**

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