



# 1995 Burtch Road 171 Kelowna British Columbia

\$599,000

Discover the epitome of comfort and convenience in this charming 3BED/ 3BATH townhouse nestled in a well-established community with long-term neighbors. This meticulously maintained home boasts an array of desirable features:

- o Heated floors in the ensuite and a large jetted tub provide luxurious comfort.
- o Enjoy a private patio oasis perfect for entertaining, offering morning sun and evening shade.
- o Cozy up by the wood-burning fireplace with natural gas starting, ideal for chilly evenings.
- o Ample storage space throughout ensures organization and functionality.
- o The community offers tons of guest parking, making hosting stress-free for residents and visitors alike.
- o Updates include replaced windows, ensuring energy efficiency.
- o A sunken living room with a wet bar adds elegance and charm, perfect for gatherings.
- o The basement workspace with a sink is tailor-made for hobbies such as wine making or crafting.

Perfect central location to transit, easy walking to Landmark District with shops and professional services. These don't come up very often in Sandringham, not just a home, but a lifestyle defined by comfort, community, and convenience. Don't miss the opportunity to make this your new haven. Single Carport & one parking stall. Measurement from BC Assessment and room sizes from I-Guide, if important please verify. (id:6769)

Primary Bedroom 16'10" x 10'8"

Bedroom 9'9" x 10'10"

Bedroom 8'10" x 13'1"

Full ensuite bathroom 10'3" x 9'3"

4pc Bathroom 4'10" x 7'5"

Storage 19'3" x 11'

Storage 19'3" x 8'5"

Living room 19'1" x 11'4"

Kitchen 10'11" x 12'

Dining room 12'4" x 10'

2pc Bathroom 3' x 6'7"

Listing Presented By:



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Royal LePage Kelowna

<http://nikzimmer.royalpage.ca/>

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