



## 1996 Tomat Avenue Kelowna British Columbia

\$994,400

This gorgeous, colonial brick home has been recently renovated & is move-in ready. It boasts a beautiful walk-out kitchen, renovated in 2020 with modern cupboards, quartz countertops, appliances, & flooring. A family room, formal dining room, living room & two-piece bathroom with laundry make up the main floor. Upstairs you will find the large primary room with double closets, an ensuite, plus a Juliette balcony overlooking the backyard with a peek-a-boo lake view. There are 3 more bedrooms & a full bathroom upstairs. The best features are the gardens. There is a fantastic walk-out deck for entertaining, complete with an above-ground pool & hot tub, both cleverly built into the deck. You will love waking up everyday to the outstanding views from every window in the house; be it the lush gardens, the forest, or the majestic mountains. This 0.43 acre property boasts lawn space out back, for a fun game of horseshoes. Hiking trails are right outside your doorstep, along with shopping, gas & access to the bridge & Hwy 97. What gives this additional great appeal is: The 125 Year Lease is prepaid until 2146; short-term rentals are allowed and there's no Property Transfer Tax! (id:6769)

3pc Ensuite bath 4'11" x 4'11"  
 Primary Bedroom 21'0" x 13'5"  
 4pc Bathroom 4'11" x 9'11"  
 Bedroom 10'5" x 13'9"  
 Bedroom 11'11" x 11'2"  
 Bedroom 8'0" x 11'11"

Dining room 11'5" x 10'11"  
 Kitchen 11'5" x 17'5"  
 Partial bathroom 7'3" x 7'6"  
 Family room 13'8" x 13'6"  
 Living room 15'6" x 15'5"  
 Foyer 9'8" x 13'5"

Listing Presented By:



Originally Listed by:  
 Royal LePage Kelowna

**RE/MAX Kelowna**

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