



## 2442 Bella Vista Street Kelowna British Columbia

\$1,339,000

UNIVERSAL DESIGN meets exceptional Okanagan living in this thoughtfully planned custom home, where comfort, accessibility and panoramic lake & city views come together beautifully. Nestled on Kirschner Mtn on a quiet no-thru street, this walkout rancher takes full advantage of its front row views, placing the main living spaces on the upper level to capture expansive views of Okanagan Lake. Designed for easy living, the home also features a rough-in for a future elevator connecting the two levels. The main level features a spacious great rm with a focal linear f/p & a chef's kitchen complete w/Westwood cabinetry & pantry, all opening to a covered view deck w/built-in infrared heaters & motorized screens that allow the space to be enclosed, creating an outdoor room that can be enjoyed beyond the summer months! All 3 bdrms are located on the lower walkout level, creating a comfortable sleeping retreat complete w/cozy in-floor heat throughout the lower level. Two additional flex spaces, one on each level, w/queen sz movable Murphy beds, offering incredible versatility for guests, a home office, fitness space or hobbies. Beautifully manicured landscaping surrounds the home with garden boxes out front & timed irrigation making upkeep easy. Additional features include on-demand hot water, Sonos sound, security system, built-in vacuum & an oversized heated garage w/epoxy flooring. Thoughtful, functional & meticulously maintained, this residence is designed for all ages & stages! (id:6769)

Storage 5'8" x 4'11"

Storage 11'9" x 6'

Storage 10'10" x 7'3"

Utility room 20'6" x 8'2"

Primary Bedroom 18'4" x 13'8"

Laundry room 11'8" x 8'6"

Other 12'11" x 12'4"

4pc Ensuite bath 11'8" x 8'3"

Storage 5'7" x 5'

Pantry 5'11" x 11'10"

Mud room 10'8" x 8'4"

Living room 19'9" x 19'1"

Kitchen 23'4" x 13'7"

Other 12'11" x 12'4"

Listing Presented By:



Originally Listed by:  
Stilhavn Real Estate Services

<https://www.lorachristy.com/>

**RE/MAX Kelowna**

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|--------------|---------------|-------------|---------------|
| Bedroom      | 12'5" x 12'3" | Dining room | 12'5" x 10'7" |
| Bedroom      | 11'10" x 15'  | Den         | 13'4" x 17'1" |
| 5pc Bathroom | 12' x 9'11"   |             |               |