



## 757 Barnaby Road 3 Kelowna British Columbia

\$1,299,900

Welcome to Barnaby Heights, a community of 4 single-family homes, designed for those who appreciate sophistication, comfort, and convenience. This exceptional three-level home offers a harmonious blend of contemporary design and functional luxury. On the entry level, discover spacious double garage, versatile recreation room--perfect as an office, home theater, or gym--a welcoming guest bedroom with full bathroom, mud room & ample storage. Ascend to the main floor and experience true open-concept living. A seamless flow connects the living, dining, and kitchen areas, anchored by a grand island & walk-in pantry. Vaulted ceilings & cozy fireplace elevate the ambiance, while expansive sliding doors open onto a covered sun deck. Two additional bedrooms share full bathroom & enjoy access to a second private patio. The upper floor is your private retreat, featuring serene primary suite complete with luxurious 4-piece en-suite, generous walk-in closet & private balcony. An additional bedroom with its own full en-suite provides comfort & privacy for family or guests. Enjoy an extra parking stall and low-maintenance living. Situated just minutes from top-rated schools, sandy beaches, world-class wineries, new Mission Village at the Ponds. With only four residences available, Barnaby Heights is an exclusive opportunity to own a slice of Kelowna luxury living. Renderings are artist's conceptions only. Final product may vary and is subject to change without notice (id:6769)

Pantry 7'4" x 8'6"

Kitchen 9'0" x 15'5"

Bedroom 9'2" x 11'8"

Bedroom 11'6" x 12'4"

3pc Bathroom 8'8" x 5'0"

Laundry room 6'7" x 5'0"

Other 6'8" x 7'0"

4pc Ensuite bath 8'2" x 12'0"

Primary Bedroom 11'6" x 12'4"

3pc Ensuite bath 6'8" x 10'4"

Bedroom 12'0" x 12'0"

Great room 17'3" x 15'4"

Mud room 6'0" x 8'8"

Other 5'6" x 8'6"

Foyer 2'0" x 4'0"

Storage 7'0" x 5'11"

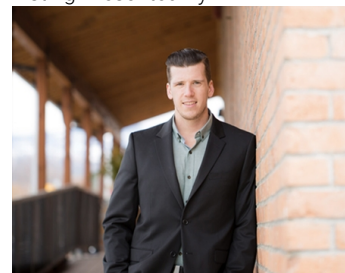
Recreation room 19'0" x 14'6"

Other 5'0" x 4'11"

Bedroom 11'6" x 12'4"

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