



## 305 Tanager Drive Kelowna British Columbia

\$1,299,999

Cozy family home in Kelowna's sought after Belcarra Estates. This 3000 sq ft 5 bdm+ 3 1/2 bath custom built house is nestled in the popular Upper Mission neighborhood and backs directly onto the famous Lebanon Creek park. Walk to wineries, shops, Chute Lake Elem. Comfortable west coast country style design with wood elements and wrap around porch, this home will welcome you the moment you walk in. Large estate lot with room to add pool, pickleball court or collectors garage. Zoned for carriage house/suite. The main level features soaring ceilings in the great room + wood burning stove, a well appointed kitchen with breakfast nook, formal dining, 2nd laundry hook-up and mudroom. Upstairs is a spacious primary with ensuite, office/reading nook, 2 additional bdrms and bathroom. Downstairs is the ideal family set up with 2 bdrms, bath, family room, storage, laundry and small workshop. Dbl garage. The huge front and back yards are waiting for your ideas and perfectly situated for both morning views over the lake/city and sunsets out back over the mtns/valley. Private and one of the very rare lots that back right onto the regional park and overlooks Martins Lane+Cedar Creek vineyards. Great neighbors and just a block from Kelowna's neighborhood of the year Kettle Valley with its Christmas parade, Halloween extravaganza and famed garage sale. Country living inside the city limits. A must see. Priced smartly under assessed value and well maintained. (id:6769)

Loft 12'8" x 17'1"

3pc Bathroom 4'11" x 9'2"

Bedroom 11'0" x 9'4"

Bedroom 9'10" x 11'7"

3pc Ensuite bath 13'0" x 8'4"

Primary Bedroom 18'7" x 14'7"

Storage 7'2" x 8'9"

Laundry room 4'11" x 8'8"

Full bathroom 5'0" x 7'0"

Bedroom 10'0" x 11'4"

Bedroom 10'4" x 15'7"

Other 10'9" x 10'6"

Family room 18'1" x 16'3"

Foyer 4'11" x 5'2"

Dining nook 8'4" x 10'8"

Partial bathroom 4'11" x 5'2"

Mud room 7'4" x 14'3"

Dining room 11'8" x 12'7"

Kitchen 10'0" x 11'0"

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Originally Listed by:  
Engel & Volkers Okanagan

<http://www.richardjamesdeacon.com/>

**RE/MAX Kelowna**

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100-1553 Harvey Avenue ,  
Kelowna, BC, V1Y 6G1

Phone: 250-870-6145  
[dallas@remaxkelowna.com](mailto:dallas@remaxkelowna.com)