



415 Commonwealth Road 319 Kelowna British Columbia

\$736,500

Affordable stunning custom build lakefront home in a resort setting. This custom built home by Modulux is the winner of 4 silver Thompson Okanagan Housing Awards. The attention to detail is evident in the numerous upgrades. The wall of windows provides stunning lake views. The home was built with 2 x 4 construction with extra foam insulation sprayed between the studs for added energy efficiency. The Okanagan Room roof has additional Styrofoam insulation with a large roof overhang to keep the sun out and to provide a dry side entrance. . All the windows in the Okanagan Room are sliders and open for fresh air. There is custom lighting throughout with dimmer switches on the light switches. For added ambiance there is under the counter lighting in the kitchen. The kitchen is designed for easy entertaining. The upgraded ceiling fans will provide air flow throughout. The winery view mural above the stove was designed specifically for this space. The exquisite bathroom features a jetted tub, a sink that was imported from Italy and a custom Heron window that was sealed to fit the window opening. All woodwork in the house, (beams, posts and framing around the windows) are custom made. There are pocket doors from the hallway to the bathroom and bedroom. Custom made front and bedroom door. There is a water softener and reverse osmosis water system installed. Fenced in yard for privacy. Lease term to 2046. Annual maintenance fee for 2024 is \$5188. There is no Property Transfer Tax. (id:6769)

Family room 44' x 10'

Living room 134" x 12'

Full bathroom 8'8" x 8'

Kitchen 12' x 13'

Primary Bedroom 12'11" x 12'

Listing Presented By:



Originally Listed by:
Coldwell Banker Horizon Realty

RE/MAX Kelowna

RE/MAX Kelowna

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