



## 4377 Gordon Drive Kelowna British Columbia

\$950,000

For additional information, please click on Brochure button below. Built in 2014, this 1,807 sq ft, 3 bed, 3 bath custom-built one-level (no basement) rancher on .31 of an acre is nestled in the highly sought after location of the Lower Mission, mere steps to schools, beaches, shops, hiking and biking trails, with a brand new community park (DeHart Park) going in right down the street. This high efficiency home offers a bright and airy design and abundance of natural light, high ceilings and an open-concept kitchen/living area with ample storage, custom-built quartz countertop island, energy star appliances, hot water on demand, air conditioning and in-floor radiant heating with a bonus sun room. The unique 350 sq ft flex space with its own separate entrance is currently used as an office, but was designed as a master bedroom with walk-in closet and ensuite. Potential to modify into self-contained studio apartment (verify with local jurisdiction). Generously sized backyard featuring a custom-built pergola offers a quiet oasis surrounded by mature trees and awaits your ideas for adding a carriage house, pool or workshop. The possibilities are endless with this unique property. Note: Bare-land, non-conforming strata refers to a shared portion of driveway (entrance off Gordon). Survey plans available upon request. (id:6769)

Other 6'6" x 8'10"

3pc Ensuite bath 5'2" x 8'10"

Bedroom 12'1" x 27'6"

Sunroom 15'10" x 6'10"

Laundry room 7'4" x 9'5"

Foyer 7'8" x 7'0"

2pc Bathroom 2'11" x 7'5"

4pc Bathroom 5'5" x 8'10"

Bedroom 9'11" x 11'10"

Primary Bedroom 12'4" x 12'5"

Living room 15'10" x 11'0"

Kitchen 18'2" x 14'0"

Listing Presented By:



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**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)

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