



## 640 ROANOKE Avenue Kelowna British Columbia

\$1,149,000

EXTENSIVELY RENOVATED with a Kitsilano Urban feel - and only Steps to KNOX Mtn Trails, Beach, Lake and Downtown! Tons of Character throughout, full Grade level basement with potential to suite. Classy Solid Wood plank Posted Fencing, Mature landscaping, and huge raised veranda deck invite you in! Main floor offers restored Oak hardwood, wood benches, crown moldings, classy wood encased windows, a bright spacious floor plan, curved arch doorways, and modern light decor. Large living room with picture window. Office/Den c/b made into 2nd bedroom up. White shaker Kitchen with quality copper "Cafe" appliances. Character 4-piece main bath sculpted heated tile, Vessel sink, arched 2 area separation for easy sink access. Big Primary bedroom with wood encased windows, built in floor to ceiling custom wardrobe/cabinets & View of Knox. Bay window back Foyer overlooks backyard featuring reclaimed solid fir seating & cabinets, wall to wall windows. 2 Big bedrooms down, Rec Room, updated 3-piece bathroom with heated tile and pebble stone shower. Hi eff furnace, Central Air, pex piping, updated electrical, ducting. Cute backyard with raised gardens, exposed aggregate/stamped patio, funky cedar enclosed outside shower, heated chicken coop. Stunning 2023 built detached heated 1 car plus workshop sports garage with 200-amp panel, 5.74 KW solar panels, sink, roller door, workshop area, on demand hot water! A minute's walk to Knox trails, Lake and Beach! Quick Possession possible! (id:6769)

Foyer 8'11" x 8'2"

Mud room 15'10" x 11'4"

Utility room 7'11" x 5'4"

Laundry room 8'5" x 8'10"

4pc Bathroom 10'7" x 5'1"

Primary Bedroom 12' x 13'7"

Foyer 6'10" x 6'11"

Family room 11'6" x 10'7"

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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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