



## 749 Carleton Street Kelowna British Columbia

\$1,500,000

Price includes GST! Completion financing is available for this home; inquire within for more details! This home is at foundation stage, allowing for you to pick your finishings and colour palette, and can be completed within 6-8 months for you to move into! With bigger lots, better views and a first class builder, come visit the show home at University Heights to learn more about how Ovation Homes is able to guide you from start to finish with building your dream Okanagan home! Do you want to wake up to stunning morning sunrises overlooking the fields and mountains? How about being in an area that is minutes from a top ranking private school in Kelowna, UBCO, and 5 amazing Golf Courses? University Heights is located approximately 20 minutes away from downtown Kelowna, 20 minutes from the heart of the Lower Mission and 16 minutes or less from Lake Country, positioning you close to work, but removed from the hustle and bustle so you can enjoy the peace and quiet you deserve. The "Bristol" features elegant styling sprawling over 3100 sqft of living space. With 3 bedrooms on the main level, a triple car garage for all your parking needs, and a mortgage helper legal suite, this home works for young families and empty nesters alike. (id:6769)

Family room 25'7" x 14'5"

Full bathroom 8'3" x 5'1"

Bedroom 13'3" x 11'7"

Utility room 17'11" x 20'5"

Mud room 10'7" x 6'5"

Laundry room 12'9" x 6'5"

Other 6'4" x 9'2"

5pc Ensuite bath 9'3" x 5'7"

Primary Bedroom 14'9" x 12'5"

Living room 15'6" x 14'7"

Dining room 10'3" x 10'11"

Kitchen 10'3" x 13'9"

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

Bedroom 11'11" x 10'0"

Bedroom 11'11" x 10'1"

Foyer 6'3" x 15'9"

Other 8'1" x 5'8"

Other 5'0" x 5'8"

Primary Bedroom 10'0" x 9'11"

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