



## 1913 Hemmerling Court Kelowna BC

\$1,199,000

BRAND NEW, MOVE-IN READY. 5/6 bedroom / home office, 4 bathrooms, 3 car garage. New custom designed home ideal for families! Within walking distance to elementary and middle schools, and playing fields. The main floor features a chef worthy kitchen with walk-in pantry, open concept entertainment sized dining room and living room, as well as a home office with privacy doors. Level access to the 4 season, covered patio with gas BBQ outlet. Upstairs features a king sized master suite with a luxury 5 piece bathroom, two good sized bedrooms and another 4 piece bathroom. The mortgage helper 2 bedroom suite is above the 3 car garage. The legal rental suite has a separate meter, laundry, heat/air conditioning and private entrance. Professional landscaping includes irrigation and full fencing to keep the kids and pets safe. In addition to the 3 car garage, there is an easy access to the 4i? 1/2 crawlspace for storage. Constructed with ICF blocks (insulated concrete forms) with a value factor of R-30 means reduced heating and cooling costs year round. (Impressive 93 Energy Guide rating) The hot water on demand, heat pump and 96% energy efficient furnace add even more energy savings. Peace of mind 2/5/10 year warranty coverage included.

Listing Presented By:



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