



1463 Ponderosa Road West Kelowna British Columbia

\$959,000

Nestled in a serene neighborhood, this home offers comfort and convenience. Upstairs, the main home has three bedrooms, an office, and beautiful hardwood flooring throughout most of the floor. The kitchen window provides a picturesque view of the massive backyard sprawling over .6 of an acre. Entering the lower level reveals a bright and updated in law suite, complete with one bedroom, a den, and 1.5 baths. Additionally, a flexible room, currently serving as an office, offers versatility—it can seamlessly integrate with the suite or serve as a separate accommodation. Outside, a generously sized detached shop awaits, fully finished inside and equipped with gas and power. The rear of the shop is currently set up as a bedroom, offering endless possibilities for customization. The backyard is a true haven, with a wisteria vine, blooming trees, garden beds, and multiple seating areas. At the back of the lot, a forested area provides a raw, natural experience at the base of Mt. Boucherie. Conveniently located within walking distance of public transport, hiking trails, and walking paths, this property is also only a 5 minute drive to five schools—three elementary, one junior high, and one high school—making it an ideal choice for families seeking both tranquility and educational opportunities. Experience the best of West Kelowna living in this exceptional residence, where thoughtful design meets natural beauty, creating a haven you'll be proud to call home. (id:6769)

- | | |
|-----------------------------|-----------------------------------|
| Primary Bedroom 12' x 12'5" | Recreation room 10'9" x 12'9" |
| Mud room 5'7" x 12'6" | Office 23'5" x 11'5" |
| Living room 14'7" x 19'5" | Kitchen 10'8" x 16'4" |
| Kitchen 10'7" x 10'6" | Other 12'6" x 17'10" |
| Dining room 10'9" x 8'10" | Primary Bedroom 11'11" x 14' |
| Bedroom 11'2" x 11'3" | Full ensuite bathroom 4'1" x 9'4" |
| Bedroom 11'2" x 14'6" | Full ensuite bathroom 4'3" x 5'4" |
| 5pc Bathroom 7'1" x 7' | Other 13'11" x 9' |

Listing Presented By:



Originally Listed by:
Royal LePage Kelowna
<http://listwithleahy.com/>



Royal

LePage Kelowna

#1-1890 Cooper Rd., Kelowna, BC., V1Y-8B7

Phone: 250-869-9119
gregclarke@royallepage.ca

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

3pc Ensuite bath 5'7" x 9'6"

Other 3' x 2'3"

Utility room 3'1" x 6'2"