



# 470 Trumpeter Road Kelowna British Columbia

\$1,348,800

Located in highly desirable Kettle Valley, this stunning walk-out rancher offers lakeview & room for a pool! The 4 bedrooms + den, 4 full bathrooms home boasts soaring vaulted ceilings complemented by the open concept design. The kitchen is expansive and features high-end appliances & beautiful granite countertops. Large covered lakeview patio with screens and BBQ hookup. The main floor offers spacious primary bedroom with 4 piece ensuite bathroom & walk-in closet. Another sizable bedroom, full bathroom, laundry room. The property is equipped with B&B license, providing the opportunity for profitable income. The walk-out basement is beautifully finished with generous living room, dining area & summer kitchen. 2 large bedrooms, 2 full bathrooms, separate laundry room. The basement also includes large rec room, which could be used as a home theater, gym, library. Backyard is ideal for young family, with plenty of space for trampoline, play structure & swimming pool. Expanded concrete patio area is wired for an outdoor shower & sauna. Heated floors in the bathrooms, ample storage space, oversized double garage & spacious driveway. Walk to Chute Lake Elementary School, daycare, restaurants & public transit. Near water park, parks, hiking & biking trails, tennis court, sports field, and so much more. Brand new fridge on main floor. Home has B&B license, great income potential (if it's owner's primary residence). (id:6769)

3pc Bathroom Measurements not available  
 Bedroom 13'5" x 15'4"  
 4pc Bathroom Measurements not available  
 Bedroom 13'4" x 14'6"  
 Den 13'3" x 18'7"  
 Recreation room 29'7" x 22'1"  
 Utility room 7'16" x 11'6"  
 Kitchen 11'0" x 12'

Laundry room 8'1" x 10'11"  
 Primary Bedroom 14'0" x 16'7"  
 4pc Ensuite bath Measurements not available  
 Other 20'11" x 21'5"  
 Bedroom 11'11" x 12'9"  
 4pc Bathroom Measurements not available  
 Living room 11'11" x 22'4"  
 Dining room 11'0" x 15'

Listing Presented By:



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Royal

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