



## 831 Clarence Avenue Kelowna British Columbia

\$1,119,900

Gorgeous 4 bdrm 3 bth family home w/LEGAL 1 BDRM SUITE! Wide open floorplan, rich wood flooring & kitchen cabinetry, high end Stainless Steel appliances, quartz countertops, built-in wine storage, bar seating, pantry & lots of windows. Deck access off living area has ample space for lounging, dining & relaxing w/ beautiful peek-a-boo lake & mountain views. Primary bdrm boasts a large walk-in closet; his & her sinks, spacious vanity, & tile shower w/glass door. 2 additional nice size bdrms 4 pc bth & laundry on this level. Lower level contains the gym/rec room & utility separate from the suite. The fully self contained suite is accessed from side entrance & has a full kitchen w/lots of cabinetry, SS appliances, large living room window. Generous sized bdrm, full bth & laundry. Covered back deck w/hot tub, fully fenced yard. Dbl garage & extra parking Located close to the new Canyon Falls High School, parks & in family orientated area. Short drive to local shops, wineries & the lake. (id:6769)

Bedroom 13'2" x 11'5"	2pc Bathroom 4'11" x 7'7"
4pc Bathroom 9'8" x 4'11"	Recreation room 12'4" x 16'10"
Laundry room 9'8" x 6'7"	Living room 15'1" x 20'6"
Bedroom 9'8" x 11'1"	Full bathroom 4'11" x 11'4"
4pc Ensuite bath 8'3" x 9'0"	Primary Bedroom 13'2" x 11'6"
Primary Bedroom 18'8" x 11'9"	Other 6'5" x 9'5"
Dining room 6'5" x 19'2"	Kitchen 11'1" x 9'4"
Kitchen 14'10" x 11'10"	Living room 11'7" x 10'11"
Utility room 5'0" x 11'9"	

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