

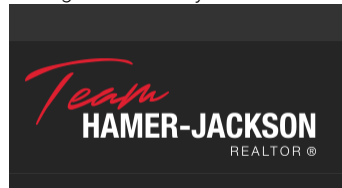


## 370 Philpott Road Kelowna

\$1,298,000

This is what the market has been waiting for! Looking for a House and a newer carriage house nestled into 5 acres of total privacy completely surrounded by nature with restful valley views? The main 2300 sq/ft home features 3 beds, and 2.5 baths over 3 levels. Entering onto the main floor you are greeted by a bedroom, powder room, a modern kitchen with stainless steel appliances and countertops plus plenty of cupboard and pantry space with dining area off. The family room features broad plank hardwoods, gorgeous rock surround wood burning fireplace and a huge deck overlooking all the mother nature has to offers. Upstairs is an entire primary suite with massive bedroom (with den space) plus deck with gorgeous views. The huge walk-in closet with built in 1/2 s passes right through to the gorgeous ensuite bathroom with claw tub, heated floors and separate shower. Downstairs is a bright walkout basement to a big patio with hot tub. There's a large rec room, a 4pc bath with heated tile floors, a laundry room complete with laundry shoots coming from all levels + new raised broad plank flooring with insulation beneath. The unbelievable 2008 built 2 bed, 1 bath 1200 sq/ft carriage House has a 850 sq/ft garage/dream shop with cabinetry and a separate huge storage area behind. So much covered parking, a kids dream treehouse with power/heat and lawn space, 3 wood stoves, A lean 2, upper clearing for "future shop". All just 20 minutes to town, 25 to Big White? 1/2 This property has everything.

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