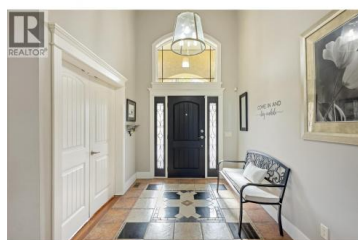
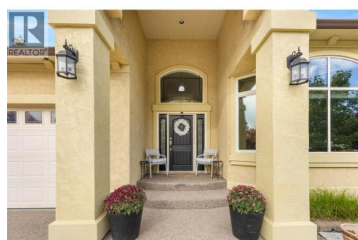




## 1012 Arbor View Drive Kelowna British Columbia

Upper Mission

**\$1,399,500**



Meticulously maintained and built to impress, this 3,600+ sq. ft. walkout rancher blends timeless craftsmanship with modern comfort. From the moment you enter, 15-foot ceilings and sun-filled windows create an elevated sense of space and warmth. The main level features 11-foot ceilings and refinished Brazilian cherry hardwood that showcases pride of ownership. The open layout connects a spacious great room, gourmet kitchen with granite counters and raised island, and a large covered deck perfect for entertaining. The luxurious primary suite offers a spa-like ensuite with heated floors, his-and-hers sinks, a double soaker tub, and a separate shower. A bright south facing office or possible bedroom rounds out the main floor. Downstairs, the bright walkout basement is ideal for family or guests, complete with an in-law suite with separate laundry, two additional bedrooms, adjacent to a large bathroom with his and her sinks, a generous games and family room, and a cozy gas fireplace. Outside, the private yard is pool-sized, hot-tub ready, and framed by meticulous landscaping. With 200-amp service, newer A/C and hot water tank, underground sprinklers, and countless thoughtful upgrades, every detail has been carefully considered. Located just steps from the brand-new shopping centre, top schools, and scenic trails, and now priced below assessed value, this home offers an exception...



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