



## 1100 Clarence Avenue Kelowna British Columbia

Upper Mission

# \$2,495,000



Welcome to 1100 Clarence Avenue, a perfect blend of luxury, comfort, and family-friendly living in a quiet, desirable neighborhood. This modern 7-bedroom, 7-bath residence features a triple car garage and ample space for a growing family. Designed with energy efficiency in mind, it is Energy Step Code 3 compliant and includes rough-ins for a gas heater in the garage, an electric car charger, and electric/gas hookups for a pool or hot tub. As you step inside, an abundance of natural light floods the main floor through large windows, highlighting the elegant 12-ft. ceilings and Venetian plaster walls. The layout includes multiple walk-in closets and accent lighting. The kitchen is a true highlight, featuring high-end Jennair appliances, a spacious pantry, and a large island that is perfect for family gatherings. This home is ideal for a busy family and thoughtful design is clearly in evidence. The west-facing primary bedroom boasts its own balcony overlooking Okanagan Lake and downtown Kelowna. The lower floor features a rec room with a wet bar that provides an ideal space for relaxation. The upper and lower decks feature gas hookups to allow for seamless outdoor living. Additionally, a legal 2-bed/2-bath suite offers versatile options for hosting guests or earning rental income. Conveniently located near top-rated schools and the newly constructed Mission Village at the Pon...

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