



## 1175 Hillcrest Road Kelowna British Columbia

Rutland North

**\$949,900**



The perfect blend of rural charm & urban convenience! Set on a manicured 1/4 acre lot on the Rutland Bench w/ only 4 homes on the street, this beautifully updated property fronts onto a cherry orchard & boasts expansive valley & lake views-offering rural serenity yet just minutes to shopping, schools, YLW, UBCO + only 20 min to Waterfront Park downtown & 40 min to Big White! At the heart of the home is a chef-inspired kitchen featuring custom cabinetry, quartz counters, SS appliances, gas range & massive 10X5 island w/ storage that's perfectly setup for entertaining. The bright, open main level seamlessly connects kitchen, dining & living areas, where you'll enjoy Okanagan sunsets every single evening while cozying up & relaxing by the WETT-certified wood-burning fireplace. French doors lead to the enclosed bonus sunroom & deck access for year-round enjoyment. Main level also features 3 bedrooms including the primary w/ beautiful new 3-pc ensuite + new full 4-pc bath. The walk-out lower level adds incredible versatility w/ a 1-bedroom in-law suite complete w/ kitchen & spacious rec room--perfect for extended family & guests. Move-in ready w/ peace of mind including new roof, furnace, A/C, HWT, updated elec/plumbing & newer windows throughout. Outside: 6-zone irrigation, tiered garden, peach tree & 2 cherry trees + Plenty of parking & attached garage w/ 30A EV plug. If you're...



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