



## 1445 Ponderosa Road West Kelowna British Columbia

Lakeview Heights

**\$799,000**



This centrally located 4 beds, 2 bath family home features a massive .63 acre property which offers tons of privacy as it backs onto park space! The home has had a brand-new roof installed along with new gutters! The driveway offers plenty of room for trailers and cars plus an oversized double car garage. The upper level has 3 bedrooms, a full bathroom along with brand new flooring, light fixtures and fresh paint. The kitchen has a functional layout and leads out to the private back yard. The terraced yard goes up the hill with a large flat spot open for a new owner's imagination. The lower level of this home needs some flooring as the old stuff was removed but it offers a renovated full bathroom, single bedroom and a large laundry room. Additionally, there is a huge living room and family room downstairs. The lower level could be renovated to be a suite with the layout allowing for a 1 bed, 1 full bath with entry from the garage to the exterior relatively easy. There is a 528 sqft bonus room above the garage, only accessed from the back yard that is not included in the finished sq footage although it is totally finished just needs a heating system. It is fully finished and currently set up as a bar but would be great for teenagers who want their own space or whatever you can think of. Nice overall package of lot size, location close to all levels of school and an opportunit...



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