



## 191 Poonian Court Kelowna British Columbia

Rutland North

# \$1,096,700



Fantastic location and tons of updates in this 6 bedroom, 3 bathroom home, complete with a 2 bedroom suite. The upstairs main level is designed with entertaining in mind, featuring an open concept kitchen and living room with extra high ceilings, plus a covered front balcony. Step outside into the private backyard oasis, complete with a covered patio roofing system and Flexstone flooring installed in 2021. New retaining wall (2023) and low maintenance synthetic turf in the backyard as well. Wake up to captivating mountain views every morning in the spacious primary bedroom, which includes a walk-in closet and a full ensuite with double vanity, bathtub, and stand-up shower. Two more bedrooms and main level laundry complete the upper level. The lower level adds extra flexibility with a third bedroom. Also located on the lower level is a 2 bedroom suite with its own separate entrance and separate laundry. Additional highlights include a double attached garage, new appliances both upstairs and downstairs (2022), custom GlowStone exterior lighting (2022), new hot water on demand (2021), and new fencing (2021). All shopping and amenities are less than a five minute drive away. This home was meticulously cared for and ready for the next owners to call it home. (id:6769)

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