



## 2192 Ryegrass Road Kelowna British Columbia

Rutland North

**\$1,449,000**



Stunning 2023 custom-built 4 bedroom, 3 bathroom modern home showcasing unobstructed views of Okanagan Lake, City of Kelowna, the valley, surrounding orchards, and Tower Ranch Golf Course. Set on a private 0.62-acre lot in a cul du sac that borders by ALR land with no neighbours on one side. Designed for indoor-outdoor living, the home features soaring ceilings and 16-ft sliding patio doors that frame breathtaking views and take you to the oversized deck. The sleek, modern kitchen with offers premium appliances and cabinetry with an open layout ideal for entertaining. The luxurious primary bedroom retreat overlooks the Okanagan landscape and includes a spa-inspired ensuite with a curb-less walk-in shower, large walk-in closet, and clean, contemporary finishes. Additional highlights/upgrades include: A pet wash station. Dual-zoned heating and cooling system. Navien tankless hot water. All windows have UV glass protectant. Custom handmade metal stair railing. Pool, hot tub and EV ready. Heated garage with polyguard flooring. And more thoughtful design choices in this home...but too many to mention!

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