



## 354 BURNE Avenue Kelowna British Columbia

Kelowna South

# \$2,198,000



A rare offering just steps to the sand--where timeless design meets daily luxury in one of Kelowna's most coveted neighbourhoods!! Privately nestled beneath a canopy of mature trees, this distinctive residence blends West Coast charm with elevated elegance. Thoughtfully & meticulously cared for, the home offers warmth, versatility & unmatched lifestyle just one block from the lake. Crafted for both beauty & function, the custom Glen Canyon kitchen is a true showpiece--featuring natural stone countertops, heated flooring, accent lighting, built-in display shelving, gas range & custom wood cabinetry. Refinished maple hardwood flows seamlessly through the main living spaces, framed by crown moulding, tray ceilings & rich wood accents. Large windows flood the home with natural light, creating a calm, airy feel throughout. Offering 4 bedrooms in total--including a main-level bedroom & two up--the home also includes a fully self-contained one-bedroom in-law suite with a private entrance. Outdoor living is at its finest with a covered front porch, sun-filled terrace & hot tub-ready private yard with wood burning stove--all surrounded by lush, low-maintenance landscaping. A detached double garage/studio with 220 power, alley access & zoning for a carriage home offers incredible long-term potential. Parking is abundant, with space for a boat or RV. This is a legacy property in a loca...



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