



## 470 Trumpeter Road Kelowna British Columbia

Kettle Valley

# \$1,348,800



Located in highly desirable Kettle Valley, this stunning walk-out rancher offers lakeview & room for a pool! The 4 bedrooms + den, 4 full bathrooms home boasts soaring vaulted ceilings complemented by the open concept design. The kitchen is expansive and features high-end appliances & beautiful granite countertops. Large covered lakeview patio with screens and BBQ hookup. The main floor offers spacious primary bedroom with 4 piece ensuite bathroom & walk-in closet. Another sizable bedroom, full bathroom, laundry room. The property is equipped with B&B license, providing the opportunity for profitable income. The walk-out basement is beautifully finished with generous living room, dining area & summer kitchen. 2 large bedrooms, 2 full bathrooms, separate laundry room. The basement also includes large rec room, which could be used as a home theater, gym, library. Backyard is ideal for young family, with plenty of space for trampoline, play structure & swimming pool. Expanded concrete patio area is wired for an outdoor shower & sauna. Heated floors in the bathrooms, ample storage space, oversized double garage & spacious driveway. Walk to Chute Lake Elementary School, daycare, restaurants & public transit. Near water park, parks, hiking & biking trails, tennis court, sports field, and so much more. New fridge on main floor, brand new hot water on demand. Home has B&B license, g...



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