



## 620 - 622 Birch Avenue Kelowna British Columbia

Kelowna South

# \$1,349,000



A RARE OPPORTUNITY TO SECURE THIS QUALITY KELOWNA SOUTH 6-BED 4-BATH PROPERTY WITH IN-LAW SUITE & CARRIAGE HOME. Located within walking distance to the village of South Pandosy (SOPA), Schools, Kelowna Beaches, one block to Kelowna General Hospital (KGH) & steps to Cameron Park/Playground. This property includes a nicely updated Main home with 3 bedrooms, a 4-piece bathroom with heated tiled floors, plus a large basement recreational room with loads of storage. The main floor has hardwood floors, open concept living/dining/kitchen area, wood beams, large windows for lots of light & a wood-burning fireplace (+ a gas FP down). The 1-bedroom updated in-law suite has a 4-piece bathroom, vinyl floors & a shared laundry room. The gorgeous carriage home was built in 2013 & offers an open-concept living space with 2 bedrooms, 2 full bathrooms (both with heated tiled floors), laundry & vinyl floors throughout the home. The primary bedroom has a double-vanity 4-piece ensuite & a walk-in closet. The main house has two decks & the carriage house has a fully fenced & very private patio. The property has 2 parking stalls at the front of the main home & room for 3 cars off the back lane. The current owners did major updates to the main home in 2022, a new roof in 2021, a new H2O Tank 2026, as well as low-maintenance exterior landscaping (SYNLawn), fencing, sidewalks & driveways. Don't miss...



**RE/MAX Kelowna**  
 100-1553 Harvey Avenue  
 Kelowna, BC,  
 Canada

**Tim Stanfield**

RE/MAX Kelowna

Phone: (250) 808-4846

<http://www.timstanfield.com/>

