



1012 Arbor View Drive Kelowna British Columbia

\$1,399,500

Meticulously maintained and built to impress, this 3,600+ sq. ft. walkout rancher blends timeless craftsmanship with modern comfort. From the moment you enter, 15-foot ceilings and sun-filled windows create an elevated sense of space and warmth. The main level features 11-foot ceilings and refinished Brazilian cherry hardwood that showcases pride of ownership. The open layout connects a spacious great room, gourmet kitchen with granite counters and raised island, and a large covered deck perfect for entertaining. The luxurious primary suite offers a spa-like ensuite with heated floors, his-and-hers sinks, a double soaker tub, and a separate shower. A bright south facing office or possible bedroom rounds out the main floor. Downstairs, the bright walkout basement is ideal for family or guests, complete with an in-law suite with separate laundry, two additional bedrooms, adjacent to a large bathroom with his and her sinks, a generous games and family room, and a cozy gas fireplace. Outside, the private yard is pool-sized, hot-tub ready, and framed by meticulous landscaping. With 200-amp service, newer A/C and hot water tank, underground sprinklers, and countless thoughtful upgrades, every detail has been carefully considered. Located just steps from the brand-new shopping centre, top schools, and scenic trails, and now priced below assessed value, this home offers an exceptional opportunity in one of Kelowna's most desirable neighbourhoods. (id:6769)

Full bathroom 11'9" x 5'

Dining nook 9' x 8'10"

Kitchen 10' x 8'

Bedroom 13'3" x 11'7"

Family room 23'4" x 21'

Bedroom 11' x 8'10"

Living room 14'8" x 8'

Mud room 7' x 6'

Office 14'4" x 13'

Dining room 15' x 11'9"

Partial bathroom 5'10" x 5'6"

Laundry room 6' x 6'

Primary Bedroom 17'4" x 13'8"

Living room 14'8" x 8'

Listing Presented By:



Originally Listed by:
eXp Realty (Kelowna)

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Full bathroom 7'3" x 7'6"

Primary Bedroom 13'5" x 11'8"

5pc Ensuite bath 13'5" x 11'3"

Foyer 18'9" x 8'

Kitchen 17' x 11'