



## 1095 Hume Avenue Kelowna British Columbia

\$1,375,000

Priced \$105k below assessed value in Black Mountain! Custom home with panoramic lake, mountain, and city views. Main level boasts 11-ft ceilings, gourmet kitchen with Wolf appliances, flex office/dining area, and primary suite with steam shower & soaker tub. Wrap-around deck offers seamless indoor-outdoor living. Walk-out basement features in-floor heating, rec room with wet bar, gym/media room, 2 bedrooms, and potential for a secondary suite (plans in place). Dual garages & double driveways: Upper oversized double garage + lower single garage, plus space for RV or boat parking. Unbeatable curb appeal, layout flexibility, and value! (id:6769)

Storage 9'6" x 10'4"

Utility room 6'4" x 10'4"

Gym 19'10" x 23'4"

4pc Bathroom 10'6" x 9'3"

Den 9'10" x 10'2"

Bedroom 10'6" x 13'4"

Bedroom 11'4" x 9'

Recreation room 15'2" x 15'6"

Foyer 15'2" x 15'6"

Mud room 6'6" x 8'10"

Laundry room 11'5" x 8'8"

2pc Bathroom 5'11" x 5'2"

Bedroom 15' x 13'8"

5pc Ensuite bath 11'11" x 12'8"

Primary Bedroom 18'3" x 15'11"

Library 10'11" x 10'9"

Dining room 9'2" x 14'11"

Living room 15'2" x 18'1"

Kitchen 14'11" x 11'6"

Listing Presented By:



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REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
[Shannon@MarkAndShannon.com](mailto:Shannon@MarkAndShannon.com)

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