



# 1305 Bergamot Avenue Kelowna British Columbia

\$1,090,000

This immaculate oversized family home at THE PONDS has it all! 5 bdrms and a spacious layout where everyone can find their perfect spot. Bright, open concept main level living areas with a cozy front veranda and a huge covered deck stepping out to the back yard. This home blends the indoors and outdoors with ease. The central open concept island kitchen features granite counters and gas range. Both the living room and dining feature large scenic picture windows. At the rear of the main level, a private home office enjoys a sliding glass door with direct access to the back deck. 3 bedrooms upstairs including a luxurious primary suite with walk-in closet, jetted soaker tub & shower. A central open flex space upstairs provides a quiet place for play, work or study. The lower level offers a family room with projector & screen - a perfect spot to watch the game (plumbing roughed in for a future wet bar). 2 more bdrms and a full bathroom complete the basement level. The private fenced back yard is upgraded with synthetic turf (including drainage for pets) - this is a beautiful place to relax, play & garden. The layout of this quiet corner lot is ideal, with a double garage off the side lane plus extra parking area beside the garage. This location is a short walk to Canyon Falls Middle School and the new Mission Village shopping centre (Save On, Shoppers DM & more). Endless trails for walking, hiking & biking are right out your back door. (id:6769)

4pc Bathroom 10'4" x 4'11"  
 Playroom 13'5" x 22'7"  
 Bedroom 10'3" x 10'8"  
 Bedroom 11'3" x 10'2"  
 4pc Ensuite bath 10'4" x 9'4"  
 Primary Bedroom 14'3" x 12'5"  
 Utility room 9'1" x 11'4"  
 4pc Bathroom 9'6" x 5'8"

Bedroom 10'7" x 9'10"  
 Family room 20'1" x 21'8"  
 Laundry room 9'4" x 8'3"  
 2pc Bathroom 5' x 5'7"  
 Office 11' x 10'2"  
 Dining room 9'8" x 11'1"  
 Kitchen 24'2" x 17'2"  
 Living room 20' x 11'2"

Listing Presented By:



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Bedroom 9'10" x 10'1"