



# 1632 Griffiths Place West Kelowna British Columbia

\$1,199,900

EXTENSIVELY RENOVATED LAKEVIEW HOME WITH ADDITIONAL MATERIALS INCLUDED! This West Kelowna residence has been beautifully transformed, beginning with approximately \$134,000 invested in landscaping to create new front retaining walls, irrigation, topsoil, and turf, plus a substantial retaining wall and stairway in the backyard. Indoors, approximately \$111,000 in completed renovations have refreshed the upper level with solid wood doors, a folding patio door, sleek black-metal windows, a new bathroom, a louver accent wall, and an extended exterior wall that now frames expansive living-room windows; every bedroom and the dining room also feature new windows. The lower level continues the upgrade with new flooring, solid wood doors, large metal patio sliders, new bedroom and bathroom windows, a newly added primary suite with en-suite, a black-metal French door, a custom entry wardrobe, and a wardrobe in the master bedroom & downstairs guest bedroom. An array of additional premium, uninstalled materials/appliances accompany the sale (sellers spent approximately \$83,000). With these materials, the next owner can create a state-of-the-art open kitchen featuring a floor to ceiling cabinet wall with a built-in microwave & oven, a Blomberg fridge. The kitchen would also feature a waterfall-edge island with a gas range, wine fridge, sink, and dishwasher. Additionally, The living room downstairs is pre-planned for a dark-grey entertainment wall balanced between media, desk, and bookshelf zones. (id:6769)

4pc Bathroom 9'6" x 5'1"

Bedroom 12'4" x 11'2"

Bedroom 12'6" x 11'5"

Living room 16'7" x 16'2"

Primary Bedroom 20'1" x 11'2"

Storage 2'8" x 11'9"

Other 9'6" x 11'5"

Kitchen 12'9" x 15'2"

Dining room 9'1" x 11'

Family room 15'9" x 20'11"

Den 9'6" x 10'2"

Bedroom 13'5" x 12'6"

4pc Ensuite bath 9'6" x 12'11"

3pc Ensuite bath Multiple

Listing Presented By:



Originally Listed by:  
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Other 9'7" x 5'11"

4pc Bathroom 10'1" x 4'11"

Laundry room 8'9" x 11'7"

Bedroom 10'1" x 11'