



# 1756 Birkdale Avenue Kelowna British Columbia

\$1,649,900

\*OPEN HOUSE SUN SEPT 22 1-3pm\* Upscale family living in the coveted 'Uplands' subdivision at Black Mountain Golf Course. This premier location offers unparalleled and unobstructed views of the City and Okanagan Lake! Custom built immaculate 4 bed/3 bath rancher walkout home spans 3243 sq ft w/ quality finishings throughout. Thoughtfully curated floor plan features open concept, striking granite countertops in the chef-inspired kitchen, hand-scraped hickory flooring, maple cabinetry, over height vaulted ceilings & a spa-like ensuite w/ a free-standing soaker tub and double vanities in the primary bedroom. Spacious entertaining areas on both levels that offer outstanding views at every turn! Fall in love with the resort-like backyard featuring a beautiful saltwater pool (installed 2015) to keep you cool in the summer - and the hot tub is perfect for soaking in after a day at the ski hill! New pool pump & heater in 2022. Other features include a custom Everwood front door, exposed aggregate driveway, oversized garage, two covered decks, Sonos system w/built-in speakers (5 zones), HW tank 2016, newer high-end SS appliances + garburator. Feature waterscape in the front yard and maintenance free Synlawn. Enjoy golf course living w/ tennis courts down the street & easy access to great hiking trails just steps away! 30 mins to Big White & w/ Blk Mtn elementary + Parks nearby this is a perfect fit for Family living. 10 minutes to shopping or YLW. VIEW MUST BE SEEN TO BE APPRECIATED! (id:6769)

- Other 22'7" x 23'0"
- Full bathroom Measurements not available
- Bedroom 12'6" x 11'2"
- Bedroom 12'11" x 11'4"
- Media room 11'7" x 11'0"
- Games room 11'6" x 21'4"
- Family room 11'0" x 17'7"
- Laundry room 6'0" x 6'8"
- Full bathroom 5'8" x 9'3"
- 5pc Ensuite bath 8'6" x 11'4"
- Bedroom 10'10" x 12'0"
- Primary Bedroom 12'11" x 13'4"
- Dining room 10'9" x 11'11"
- Living room 10'5" x 11'11"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

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Wine Cellar 5' x 3'

Kitchen 31'6" x 17'4"

Foyer 7'9" x 11'9"