



# 1859-1861 Mountain Avenue Kelowna British Columbia

\$1,525,000

OLD GLENMORE ""2 HOMES -ONE LOT""! PERFECT MULTI GENERATIONAL HOME or mortgage helper. 1977 FAMILY FRIENDLY DESIGN 4-Level SPLIT with Suite set up, POOL, PLUS a Detached 3 yr old MODERN 3 BEDROOM CARRIAGE HOME all Backing onto a Neighbourhood PARK. Steps from Glenmore Elementary, Golf Course, transit & shops! Attractive front home with upgraded Hardiplank and Rockwool sound insulation exterior. Welcoming Large Entry, Maple hardwood floors in living areas, 5 panel picture windows in LR-DR. White bead board country kitchen with cabinets to ceiling, tile backsplash, window over sink overlooks pool/yard. Ground level Family Room with 9' ceilings, cozy Brick Gas fireplace. Glass doors walk out to level patio, large yard & beautiful fully fenced 20'x40' pool with new liner for summer fun! 3 piece bath, studio and storage rm in built out garage. Family friendly 3 bedrooms up, oversized Primary has 3 piece ensuite with soaker tub. Updated 4 piece main bathroom with vasal sink and restored wood cabinet. Lower level offers a 1 bed self contained suite (no stove) its own laundry & sep. entrance. Baseboard heat/ductless split. Detached CARRIAGE home with Lane access is an Upscale 3 year old 1093 SF Rancher with 25'x11' single garage. 9' ceilings, Great room plan. Overlooks Calmels Park! Gorgeous white Kitchen with Quartz counters, 3 Beds. Stunning 4 piece main bathroom. Primary bed with rough in for ensuite in closet. Tankless H2O, infloor H2O heat & ductless split. Sep Fenced yard (id:6769)

4pc Bathroom 8'8" x 7'11"  
Bedroom 9'4" x 10'9"  
Bedroom 9'4" x 10'11"  
3pc Ensuite bath 6'7" x 10'6"  
Primary Bedroom 11'10" x 13'7"  
Other 13'1" x 13'7"  
3pc Bathroom 4'6" x 8'6"

Living room 13'5" x 22'6"  
Kitchen 11'11" x 10'9"  
Other 5'11" x 8'11"  
Full bathroom 5'1" x 9'4"  
Bedroom 12'10" x 8'2"  
Living room 8'10" x 14'3"  
Kitchen 11'5" x 10'6"

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

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|-------------|---------------|-----------------|--------------|
| Foyer       | 9'4" x 7'6"   | Primary Bedroom | 14'4" x 12'  |
| Family room | 12'1" x 26'7" | Full bathroom   | 5'2" x 11'4" |
| Dining room | 12'1" x 11'8" |                 |              |