



## 1877 Begbie Road Kelowna British Columbia

\$1,289,900

A Custom Fawdry Built Walk Out Rancher - original owners; immaculate presentation. Charming curb appeal w/ front porch, lovely front garden & ease of entry with side / utility entrances. Open floor plan / great room w/ 9' ceilings (main & lower level) & generous S facing windows to Hidden Lake & Okanagan hills; private rear yard - birder's dream! Custom details everywhere; tile inset at front entry, 3/4" Brazilian hwd floors, custom FP surround, granite counters / oversize kitchen island & lots of drawers! The laundry, pantry & closet are conveniently located off a generous garage (20'7" x 22'7"). The primary king size bed is located on the main, w/ door to the outdoor balcony, an ensuite w/ heated floors & 2nd bed (office / den) w/ cheater ensuite complete the 1st floor. The lower level offers access to a custom concrete patio - the sloping rear is fully irrigated; a natural landscape - low maintenance! A very spacious area w/ 3 distinct task spaces, gas fireplace, plumbed for wet bar & a 3rd bed / bath - a light filled space. Lots of storage (wine, work bench, exercise or ...). Upgrades: Roof / 2021, Geothermal Compressor / 2023, Bosch DW / 2020, HWT June 2024. Wilden is the ultimate natural paradise w/ many hiking trails & stunning views. Ideal property for low maintenance living or spacious TH alternative. Easy access to UBCO, Airport, Schools & Shopping make for a highly desirable lifestyle. Dimensions taken from IGuide - please verify. (id:6769)

Storage 8'10" x 7'

Utility room 23' x 16'

4pc Bathroom 8'10" x 6'6"

Bedroom 11'11" x 13'2"

Family room 30'8" x 28'1"

3pc Ensuite bath 5'8" x 6'9"

Bedroom 10'6" x 14'5"

Laundry room 11'9" x 5'2"

4pc Bathroom 9'5" x 8'2"

Primary Bedroom 13'7" x 19'1"

Kitchen 14'5" x 14'0"

Dining room 10'11" x 6'6"

Great room 16'9" x 17'

Foyer 8'3" x 6'4"

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