



## 2365 Stillingfleet Road 19 Kelowna British Columbia

\$975,000

The Prestigious gated community of Balmoral - Welcome to one of the largest homes in the community with all the desired upgrades & is MOVE IN READY! featuring: 3 bedroom / 3 bathroom + DEN, 6-foot crawl space (with staircase), inviting garden & gorgeous front courtyard! The open concept living area offers 9-foot tray ceilings, a custom CHEFS KITCHEN with quartz countertops, high-end Montalco cabinetry & premium appliances. Large dining room, built-in fireplace mantel & wall of windows, with 5 solar tubes that provide an abundance of natural light for this space. The uniqueness of this floor plan gives you 3 bedrooms plus an office/Den. The primary bedroom has new triple-pane windows, walk-in closet with ensuite. The additional 2 bedrooms - one featuring an ensuite bathroom and would make for a great guest bedroom or a second living/TV room. Laundry & mudroom access from your full size double garage. Strata fee's are reasonable & include - snow removal to your door, lawn & irrigation maintenance. CLUBHOUSE facilities include INDOOR POOL, HOT TUB, LIBRARY, OUTDOOR BBQ AREA & FULL KITCHEN. The home is located WALKING DISTANCE to GUISSACHAN VILLAGE with ample shopping & amenities! Centrally located just blocks to the beach as well. Active 55 plus community. THIS ONE IS STILL AVAILABLE & EASY TO SHOW! (id:6769)

Dining room 12' x 10'

3pc Ensuite bath 11' x 5'11"

2pc Ensuite bath 6'11" x 3'4"

4pc Bathroom 7' x 7'6"

Foyer 8'3" x 5'3"

Laundry room 13' x 5'

Den 10'5" x 9'1"

Bedroom 11' x 10'

Bedroom 12'7" x 11'10"

Primary Bedroom 14' x 13'6"

Living room 14' x 13'

Kitchen 12'9" x 12'6"

Listing Presented By:



Originally Listed by:  
2 Percent Realty Interior Inc.

<http://derekleippi.com/>

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