



## 307 Sumac Road Kelowna British Columbia

\$980,000

Welcome to this inviting move-in ready 3-bedroom, 2.5-bathroom home nestled in Rutland, conveniently located near schools and parks for family convenience. The main floor includes a comfortable living area, providing ample space for gatherings and everyday living. Upstairs, three bedrooms offer privacy and comfort, including a master suite with its own private bathroom and walkin closet. This home features a partially finished basement, offering flexibility for additional storage or living space with plumbing already roughed in. Outside, discover a spacious and well-maintained backyard, perfect for gardening, outdoor activities and relaxation. Updates throughout including newer roof, furnace/AC, hot water tank, flooring, appliances, counters, and much more! With its desirable location and practical layout, this home presents a wonderful opportunity for family living at its best! (id:6769)

Full bathroom 10'7" x 5'1"

Primary Bedroom 14'10" x 11'3"

Bedroom 13'5" x 14'5"

Full bathroom 11'11" x 11'3"

Bedroom 13'3" x 12'5"

Storage 29'7" x 12'1"

Utility room 17'10" x 9'8"

Office 11'9" x 12'2"

Family room 11'11" x 15'11"

Laundry room 14'4" x 9'2"

Partial bathroom 5'2" x 5'1"

Family room 14'4" x 12'3"

Dining room 12'4" x 11'9"

Living room 12'4" x 17'8"

Kitchen 15'4" x 14'0"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd

**stilhavn**  
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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