



# 3350 Larkspur Court Kelowna British Columbia

\$1,999,000

A rare opportunity to own a flat, square and fully fenced 1.09 acre property with huge renovated home! This 2002 built rancher with a full basement features an attached carriage style home which adds a triple garage and a LEGAL 2 bed apartment above! The main home has 3 bedrooms on the main floor, laundry and a chefs kitchen with high end 6 burner Wolfe range, commercial fan and Jenn Air fridge/freezer combo. The interior has a functional floor plan with formal dining room and new flooring throughout. The basement features another 2 bedrooms, large rec room and even a huge theatre room. The addition was constructed in 2023 and the living space above has 2 bedrooms and 1 bath at roughly 850sqft. The legal self contained apartment is currently rented for \$2,250 p/m on a month to month basis. It has its own electrical meter, laundry, kitchen and even a massive private balcony to take in the Kelowna Sunsets. The triple garage has so much space for your toys and tools. The main floor ""Gym"" area has a separate entrance to the exterior and would be perfect for a home based office. Many recent update with HVAC, flooring and much more! The Seller takes great pride in the lush lawns & garden areas during the summer. Hard side above ground pool is only a few years old. Underground irrigation system and parking for many vehicles! There are two entrances to this property, one off Larkspur and one off Water Rd so access is easy for trailers. A very well rounded property with so many uses! (id:6769)

- Family room 20'2" x 9'3"
- Recreation room 19'11" x 19'8"
- Bedroom 13'0" x 9'4"
- 4pc Bathroom 8'3" x 4'9"
- Bedroom 11'10" x 9'4"
- Dining nook 10'3" x 13'6"
- Full bathroom 10'2" x 7'2"
- Kitchen 10'5" x 11'7"
- Kitchen 10'3" x 11'3"
- Dining room 11'9" x 16'5"
- 4pc Bathroom 8'2" x 9'5"
- Living room 12'8" x 19'4"
- Bedroom 11'0" x 11'0"
- Bedroom 11'0" x 11'0"
- Bedroom 11'0" x 11'0"

Listing Presented By:



Originally Listed by:  
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Bedroom 12'0" x 12'9"

4pc Ensuite bath 7'9" x 11'6"

Recreation room 38'4" x 31'6"

Primary Bedroom 15'8" x 15'0"

Media 15'4" x 19'4"