



## 595 Yates Road 34 Kelowna British Columbia

\$963,000

Welcome to Sandpointe and this exceptional home that offers the perfect blend of formal living in a comfortable and elegant setting. Situated on the peaceful and serene waterway, the home perfectly blends formal and casual spaces creating versatile vignettes for comfort and entertaining. The spacious living and dining rooms are complimented with gas fireplace, a bay window as well as side windows, bathing the rooms with natural light. The kitchen, with updated cabinets, counters and appliances, features a larger island, plenty of storage and is open to the family room with a 2nd fireplace and direct access to the partially covered patio. Seamlessly transition from inside to the outdoor serenity. The primary bedroom is fresh and bright with a large walk-in closet and a very spacious ensuite, all facing the tranquility of the water feature and meticulously landscaped gardens. The second bedroom is equally as spacious and is situated directly across from the main bath. There is a small office area off the laundry, a laundry sink and direct access to a full-size double garage. This home is located in a very desirable neighbourhood. Just a short distance away is the walkway to the club house where many amenities await you, including year round pool, billiards, gym, board room and more. This home is definitely waiting for you! (id:6769)

Office 7'8" x 9'1"

Laundry room 7'9" x 9'5"

3pc Bathroom 4'10" x 8'1"

Bedroom 10'8" x 11'6"

Other 11' x 6'

4pc Ensuite bath 10'4" x 8'1"

Primary Bedroom 18'4" x 11'5"

Family room 15'11" x 10'

Kitchen 12'10" x 12'5"

Dining room 13'3" x 9'3"

Living room 18'3" x 14'2"

Listing Presented By:



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RE/MAX Kelowna

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