



## 365 Sumac Road Kelowna British Columbia

\$759,900

Welcome to 365 Sumac Rd! This move-in-ready 3-bedroom, 1.5-bath home is situated on a quiet street across from a bird sanctuary and offers immediate possession. Extensively updated throughout, it features a newer roof, windows, laminate flooring, light fixtures, bathroom fixtures, appliances, hot water tank, and an updated kitchen with newer cabinetry. The bright living room is enhanced with modern pot lights, creating a warm and inviting atmosphere. Step outside to enjoy the large, fully fenced backyard with a recently replaced fence and two gates, offering privacy and plenty of space for children, pets, gardening, and entertaining. Additional highlights include a spacious patio, raised garden beds, fruit trees, and two storage sheds. The front yard provides ample parking, including room for an RV. Conveniently located steps to park within walking distance to transit, elementary, middle, and high schools, the YMCA, and the ice rink. UBCO is just a 15-minute bus ride away, with shopping and other amenities nearby. This beautifully updated home combines comfort, convenience, and value in a family-friendly location. Don't miss this opportunity! (id:6769)

Storage 5'11" x 6'3"

Partial ensuite bathroom Measurements not available

Full bathroom Measurements not available

Bedroom 10'8" x 9'10"

Bedroom 11'8" x 9'9"

Dining room 14'1" x 9'1"

Other 18'10" x 11'9"

Kitchen 10'9" x 10'4"

Living room 14'3" x 15'3"

Primary Bedroom 13' x 11'7"

Listing Presented By:



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