



# 4318 San Juan Court Kelowna British Columbia

\$1,200,000

This well loved four-level split sits on a quiet cul-de-sac and backs onto a beautiful private yard. It's a 2nd owner home that clearly reflects pride of ownership throughout. You'll enjoy being just minutes from shopping, work, and the beach—a perfect blend of convenience and tranquility. The main floor features a sunken living room with a bow window, a formal dining room, and a bright kitchen with a cozy breakfast nook. A short staircase leads to the family room, complete with a gas fireplace and sliding glass doors that open to a covered patio—ideal for relaxing or entertaining. This level also includes a den, a powder room, and a generous mudroom/laundry area off the garage. The mudroom offers more space than expected, helping to keep everyday clutter tucked away. The oversized garage measures an impressive 23'9" wide by 31' deep, with front and rear man doors plus there's additional parking beside it for your RV, trailer, or other toys. Upstairs, you'll find three bedrooms and two full bathrooms. The spacious primary suite features a walk-in closet, a three-piece ensuite, and sliding glass door leading to a private balcony overlooking the yard. The lower level offers over 700 sq. ft. of unfinished space—ideal for storage, a games room, or future development. Homes like this don't come along often. This is your chance to settle into a welcoming neighbourhood where pride of ownership is the norm, and walkability, space, and comfort come together in one exceptional package. (id:6769)

Bedroom 12'9" x 9'  
4pc Bathroom 8' x 6'  
Bedroom 11' x 9'6"  
Other 6' x 5'8"

3pc Ensuite bath 7'3" x 8'  
Primary Bedroom 15' x 13'4"  
Den

Family room 20'9" x 13'6"  
Storage 26' x 14'  
Games room 26' x 11'  
Dining nook 11'6" x 8'  
Kitchen 11'6" x 9'  
Foyer 10' x 7'  
Dining room 10' x 11'

Listing Presented By:



Originally Listed by:  
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Laundry room 11' x 10'9"

Living room 14'9" x 13'6"

Partial bathroom 7'2" x 3'