



## 437 Duke Court Kelowna British Columbia

\$1,598,000

BONUS OF \$50,000 TOWARDS PURCHASE PRICE IF ACCEPTED OFFER BEFORE JULY 21ST! Perfect location at the end of Knowles Rd, steps from the lake.. Situated on a large corner lot in a desirable quiet cul-de-sac. This Tudor style property has it all, spacious open concept living, a pool sized backyard and a location that can't be beat! Vaulted ceilings with skylights and a floorplan that flows with ease. The liv room areas have hardwood flooring and are divided by a gorgeous double sided f/p that give the rooms a cozy yet open separation. The home offers a separate dining room (or could be 5th bedroom), as well as an office, laundry room, powder room and a bright oversized mudroom with entrance to the side of the house. The spacious kitchen offers stainless steel appliances, granite island with barstool seating, and a walk-in pantry. French doors to a beautiful cobblestone patio, perfect for entertaining along with the fully fenced backyard and ample green space ~ lots of privacy! The grand staircase leads you up to the huge primary bedroom, with 4-piece ensuite & walk in closet, plus 3 additional spacious & bright bedrooms and bathroom. New furnace and A/C 2021, new gutters with leaf guards 2022, new attic insulation 2024. Double garage plus RV/boat parking. It's all about location... and it doesn't get much better than this one in the Lower Mission! A short walk to Sarsons Beach, coffee shops and stores. Plus, you're in one of Kelowna's highest rated school catchments. (id:6769)

Primary Bedroom 16'6" x 16'4"

Bedroom 11'11" x 11'11"

Bedroom 13'1" x 14'4"

Bedroom 16'4" x 14'3"

4pc Ensuite bath 9'11" x 10'9"

4pc Bathroom 7'10" x 11'8"

Utility room 5'0" x 2'11"

Mud room 15'4" x 9'1"

Living room 13'5" x 21'5"

Laundry room 12'4" x 7'10"

Kitchen 14'5" x 14'9"

Living room 15'5" x 13'9"

Dining room 12'2" x 14'4"

Den 11'9" x 8'5"

2pc Bathroom 2'10" x 6'3"

Listing Presented By:



Originally Listed by:  
Royal LePage Kelowna

<http://www.coenhomes.com/>

**stilhavn**  
REAL ESTATE SERVICES

**Stilhavn Real Estate Services  
Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.