



# 450 Francis Avenue Kelowna British Columbia

\$1,350,000

Stunning 4 bedroom 2.5 bathroom home in a very desirable leafy Kelowna South neighborhood, just 250 metres from sandy beach on Okanagan lake. Walk, ride or roll to the lake, Pandosy Village or along the Abbott corridor into downtown. Tucked on a quiet street, this beautifully maintained property offers an ideal blend of comfort, style, and functionality. Bright interior features soaring ceilings, oversized windows, and exceptional natural light. Spacious kitchen is designed for entertaining with a large island, granite countertops, and full-height cabinetry flowing seamlessly into the dining and living spaces complete with custom built-ins and a cozy fireplace. The main-floor primary suite offers privacy, a walk-in closet, and large ensuite with soaker tub and separate walk-in shower. A second bedroom(no closet) or office, laundry & guest bath complete the main level. Upstairs has incredible flexibility with large rec/family room opening to a generous deck with mountain views, plus two additional bedrooms, full bathroom, and storage space. Outside, enjoy a private fully fenced yard with covered stamped concrete patio w/gas hookup and garden beds. Large double garage with mini workshop plus gated RV/boat or extra vehicle parking from the rear laneway. Comes with deluxe window coverings, BI Vac, and in 2022 the home was upgraded with a new furnace, higher-grade A/C unit, and a tankless hot water system. Unbeatable location in one of Kelowna's most sought-after neighbourhoods. (id:6769)

3pc Bathroom Measurements not available

Bedroom 11'11" x 12'

Bedroom 12' x 13'2"

Storage 6'5" x 12'

Family room 25'6" x 27'11"

2pc Bathroom Measurements not available

4pc Ensuite bath Measurements not available

Dining room 7'10" x 17'2"

Kitchen 13'10" x 15'8"

Living room 17'6" x 19'

Bedroom 9'11" x 12'

Primary Bedroom 11'11" x 14'

Listing Presented By:



Originally Listed by:  
REMAX Kelowna

<http://www.teamhamerjackson.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.