



640 ROANOKE Avenue Kelowna British Columbia

\$1,249,000

OPEN HOUSE SAT NOV 15th 1-3PM...COME SEE! URBAN LIVING NEAR KNOX AND THE LAKE! Massively remodelled and expanded in 2012 with modern farmhouse accents, new basement & so many updates! Classy Solid Wood plank Posted Fencing, Mature landscaping, and huge veranda deck invite you in! Restored Oak hardwood, New Fir floors, wood benches, crown moldings, classy wood encased windows, bright spacious floor plan, curved arch doorways, modern light decor. Large living room with picture window. Office c/b 3rd bedroom. White shaker Kitchen w/ quality copper "Cafe" appliances, laminate floors. Chic 4 piece main bath, sculpted heated tile, arched 2 area separation for easy sink access. Big primary bedroom, built-in custom cabinets & View of Knox. Cute Bay window in back foyer with reclaimed solid fir seating & cabinets overlooks backyard. Fir floors in new basement, 2 Big beds, Rec Room, updated 3 piece bathroom, heated tile, pebble stone shower. New 100 amp panels in furnace room and mudroom with sep entrance (pot for future suite kitchen). Hi eff furnace, Central Air, pex piping, updated electrical, ducting. Landscaped backyard w/ raised gardens, exposed aggregate/stamped patio, cedar enclosed outside shower, heated chicken coop. Stunning 2023 built heated sports garage, 200 amp panel, Upscale 5.74 KW solar panels is a money saver, sink, roller door, workshop area, on demand hot water! Walk to Knox trails, Lake & Beach in a growing area sure to become the Kitsilano of Kelowna. (id:6769)

Foyer 8'11" x 8'2"

Mud room 15'10" x 11'4"

Utility room 7'11" x 5'4"

Laundry room 8'5" x 8'10"

3pc Bathroom 8'5" x 9'5"

Bedroom 14'5" x 10'1"

Bedroom 10'2" x 10'1"

4pc Bathroom 10'7" x 5'1"

Primary Bedroom 12' x 13'7"

Foyer 6'10" x 6'11"

Family room 11'6" x 10'7"

Dining room 10'7" x 9'11"

Kitchen 17'10" x 12'2"

Living room 17'10" x 12'2"

Listing Presented By:



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Royal LePage Kelowna

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REAL ESTATE SERVICES

**Stilhavn Real Estate Services
Okanagan**

#100 - 3200 Richter Street,
Kelowna, BC,

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

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