



# 640 ROANOKE Avenue Kelowna British Columbia

\$1,090,000

LIVE ONLY STEPS FROM KNOX and LAKE. EXTENSIVELY RENOVATED Character home with Kitsilano Vibe. This home blends restored charm with modern comfort...nothing to do but move in! Solid wood posted fencing, mature landscaping and a huge raised veranda deck create standout curb appeal. Inside you'll find restored oak hardwood, extensive warm fir floors and trims, crown mouldings, wood-encased windows and curved archways. The bright main floor offers a spacious living room, big and bright front family room (or could be made into 4th bedroom). Large white Shaker wood kitchen with copper Café appliances. View of Knox mountain from sink. Huge separate dining area. Main floor Primary bedroom features fir floors, custom floor-to-ceiling built-ins and picture window view toward Knox. Large feature Back Bay window foyer overlooks back yard, with open fir stairs down. Downstairs offers a full grade-level daylight basement with amazing Suite potential -- 2 large bedrooms, Family room, Updated 3-piece bath with heated tile and pebble stone shower. Huge mudroom. Updated Hi-eff furnace, Central Air, PEX plumbing, 200 AMP Electrical with 2 panels, 3 Yr old 5.74KW SOLAR PANELS for Energy and Green Utility Cost savings! Private backyard with raised gardens, stamped patio, cedar outdoor shower and heated chicken coop. 2023-built Heated Sports 1 Car Garage/workshop) with on-demand hot water. Quick possession possible. Couple minute walk to the Trails of Knox Mountain, Park and Beach, Lake and Town. (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 11'0"
- 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"

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Family room 18'8" x 11'