



# 654 DOUGHERTY Avenue Kelowna British Columbia

\$1,379,000

Imagine a home where every sunrise & sunset paints a new masterpiece, framing your days with breathtaking lake, city & valley views. Welcome to 654 Dougherty Ave, a stunning walk-out rancher in Kelowna's desirable Upper Mission, offering a blend of comfort, style, and functionality across 3,680 sq ft of living space. This meticulously designed 4-bedroom, 3.5-bathroom residence is an entertainer's dream! The spacious kitchen & dining area open up to a vast 47 ft deck with gas BBQ hookup. The great room, with its vaulted ceilings & cozy fireplace, invites gatherings, while the spa-like master en-suite promises relaxation. Unique to this property is the in-law kitchen with separate entrance, offering flexibility for families or an income opportunity. Fully fenced dog run, built-in vacuum & security system are just a few of the added conveniences. The sound dampened media room with built-in speakers, Denon Receiver & Subwoofer -- movie nights will never be the same! Projector & Screen included! Need more? Hot Water On Demand (2020), Water Filtration System (2022), Furnace & AC (2020) & newer appliances. Nestled in a top school catchment area near the upcoming Ponds Development (Ready Summer 2024 -- Save-On, Shoppers, and Dollarama) -- this home combines serene living with urban convenience. Its scarcity lies in the unparalleled views & comprehensive features that stand out even in Upper Mission's prestigious market. Act now and make this fabulous house your forever home.

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- Media 16'7" x 12'5"
- Other 5'2" x 9'9"
- Other 15'0" x 7'7"
- Kitchen 16'7" x 26'11"
- Other 18'4" x 19'2"
- Bedroom 11'1" x 15'0"
- Other 6'1" x 11'0"
- Living room 15'0" x 19'2"
- Other 6'7" x 12'1"
- 4pc Ensuite bath 9'4" x 12'1"
- Primary Bedroom 16'9" x 21'0"
- Bedroom 13'0" x 12'10"
- Full ensuite bathroom 9'6" x 4'11"
- 2pc Bathroom 5'0" x 7'0"

Listing Presented By:



Originally Listed by:  
Vantage West Realty Inc.



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3pc Bathroom 8'5" x 7'9"

Laundry room 14'4" x 6'0"

Kitchen 14'4" x 23'1"

Bedroom 12'10" x 13'10"

Other 18'9" x 17'0"