



## 709 Carleton Street Kelowna British Columbia

\$1,599,000

Welcome to another show stopper by Ovation Homes! The "Essex" features over 3400 sq. ft with 5 bedrooms, 4 bathrooms (including a 1 bedroom legal suite), two living rooms, sprawling covered deck from which to enjoy the panoramic mountain and valley views; this one is calling you home. From the heated and cooled triple car garage with EV charger and hot/cold hose bib, to the 8 foot solid core doors with bearing hinges, stacked ceiling height kitchen cabinetry, waterfall countertops, slab porcelain clad fireplace, etc., you won't want to miss this one. The primary bedroom and ensuite provides for a spa-like retreat, while a generous sized second bedroom and full bathroom round out the main floor. The lower level has a large family room with wet bar, for kids to play and/or adults to entertain, and also features two additional bedrooms, another full bathroom, and large mechanical room/storage. A fully self contained 1 bedroom legal suite aids affordability, or extended space for family to stay. Located in The Estates at University Heights, your premier neighbourhood in the University District of Kelowna. University Heights is close to all the amenities your family needs. Steps from local biking and hiking trails. 15 minute walk to UBCO and a 10minute walk to Aberdeen Hall Preparatory School. Less than a 10 minute drive to Airport Village, Kelowna International Airport, and the Bear and Quail golf courses. Price plus GST (id:6769)

3pc Bathroom Measurements not available

Bedroom 10'1" x 10'8"

Bedroom 10'9" x 12'0"

Family room 16'1" x 15'4"

Full ensuite bathroom 7'3" x 16'7"

Laundry room 6'10" x 7'2"

Mud room 9'9" x 7'2"

Other 9'9" x 7'7"

Mud room 9'6" x 7'2"

Primary Bedroom 13'7" x 15'0"

Living room 16'10" x 15'6"

Dining room 10'5" x 9'11"

Kitchen 10'5" x 14'8"

3pc Bathroom 10' x 5'

Bedroom 10' x 11'3"

Foyer 6'1" x 9'1"

Other 11'5" x 6'5"

Full bathroom 4'11" x 9'6"

Bedroom 12'6" x 10'1"

Bedroom 12'6" x 10'1"

Listing Presented By:



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<http://www.joshmiko.ca/>

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