



## 789 Carleton Street Kelowna British Columbia

\$1,490,000

Welcome 789 Carleton Street, 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 10 minute 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. This family friendly home features 5 bedrooms and 5 bathrooms including a 1 bedroom LEGAL suite, sprawling over 3181 Sq Ft of upscale finishings you'd come to expect from Ovation Homes! Walking into the foyer, you are greeted with views through to the covered deck, with Easterly views over the mountains and fields of Ellison, to soak in the morning sun. Open concept kitchen, living and dining rooms provide for an exceptional entertainment space, while the main floor bedroom/office rounds out this level. Upstairs you will find three bedrooms including the spa like Primary bedroom retreat. In the basement you will find a large family room with access to the backyard and covered patio, mechanical/storage room, and the 1 bedroom legal suite. Estimated completion is November 2024 and GST is applicable on the purchase price. (id:6769)

Other 6'0" x 5'5"	3pc Bathroom 9'5" x 5'
Bedroom 9'11" x 11'3"	Family room 15'11" x 12'9"
4pc Bathroom 9' x 10'5"	Bedroom 9'11" x 10'5"
Bedroom 11'1" x 10'	3pc Bathroom 5' x 8'6"
Laundry room 7'7" x 6'1"	Other 6'3" x 4'7"
5pc Ensuite bath 11'3" x 9'4"	Mud room 7'11" x 6'10"
Other 9'2" x 7'6"	Pantry 5'2" x 6'10"
Primary Bedroom 16'1" x 12'11"	Living room 16'6" x 12'9"
Other 5'11" x 4'7"	Dining room 10'0" x 12'9"
Other 15'6" x 13'3"	

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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