



# 8250 Sun Valley Road Kelowna British Columbia

\$1,199,999

Ready to escape the hustle & bustle of city life? Look no further than this stunning mountain property! With 10.86 acres of private mountainside landscape & backing on crown land & trails. This spacious 4BR/2 Bath home is equally impressive & professionally renovated (2018-2022)w/ an open floor plan featuring soaring 14FT cathedral ceilings, large windows showcasing breathtaking valley views, & a sleek, modern kitchen complete w/newer stainless steel appliances, a huge island perfect for entertaining. The mix of the original architecture & modern finishes creates a unique & charming atmosphere that will make you feel right at home. Stay cozy & warm with the efficient wood-burning stove and a New(2024)Propane Furnace plus a backup(2022) electric baseboard heating system. The main floor is 2088 SQ FT with another 1200 SQ FT on the lower level w/ a separate entrance, rough-in bedroom w/an ensuite that could be easily suited. Basement ceilings are 6'4" high. With a ton of parking outside & double detached 23'3"x23'4" garage, plus a drive-thru 24'x24' shop (originally a horse barn) w/ 14 FT ceiling & 60 AMP service, you'll have tons of space for vehicles, equipment, hobbies, etc. Only 15 mins to Kelowna & 25 to Big White Ski Resort, this property perfectly combines adventure and modern living in a peaceful rural setting & is on the school district bus route for Black Mountain, Spring Valley & Rutland. Measurements taken from I-Guide, if important please verify. (id:6769)

Workshop 22'9" x 23'1"

Laundry room 4'8" x 7'

Primary Bedroom 11'5" x 14'9"

Dining room 10'4" x 19'3"

Bedroom 11'4" x 12'4"

5pc Bathroom 11'8" x 11'7"

Storage 4'1" x 7'11"

Living room 17'10" x 19'3"

Kitchen 15'11" x 12'

Bedroom 11'8" x 12'5"

Bedroom 11'8" x 12'5"

3pc Ensuite bath 8'1" x 7'

Listing Presented By:



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Royal LePage Kelowna

<http://nikzimmer.royallepage.ca/>

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