



## 856 Birch Avenue Kelowna British Columbia

\$899,000

Imagine sitting having morning coffee relaxing in the natural light which pours into the sunroom or curling up with a good book beside the fire... This is a home that charms the senses most authentically in a way that a new townhome for the same price could not. It's that feeling you get from a vinyl record versus clicking Spotify on your phone. This is real. This is a place where you can truly relax, both inside and out. The oversized lot offers room to entertain, have your own garden, park your RV, and also to re-sell to a developer at a huge premium one day in the future. Inside, there are two living spaces upstairs with 1,400 sq. feet of highly functional living space, and downstairs pays a huge chunk of your mortgage. Practical, beautiful, and financially responsible, this home checks all of the important boxes. That includes the most important box in real estate: LOCATION! You can walk to Pandosy Village, the beach, restaurants, or Downtown from your new home. But no matter how far you wander your soul will always yearn to return home to your beautiful sanctuary. A place to hide from the rest of the world and truly relax. For floor plans or additional information, contact your favourite Agent today... But don't wait, this one will be in demand! (id:6769)

Utility room 11'4" x 7'1"

Recreation room 13' x 23'6"

Kitchen 11'4" x 21'2"

Den 11'5" x 8'11"

Bedroom 10'10" x 9'11"

Bedroom 10'4" x 11'7"

3pc Bathroom 8' x 6'8"

Sunroom 12' x 30'7"

Primary Bedroom 22'4" x 12'

Living room 13'7" x 18'1"

Kitchen 12'2" x 11'10"

Dining room 10'3" x 13'8"

Den 11'10" x 9'6"

Bedroom 13' x 10'6"

4pc Bathroom 8' x 11'9"

Listing Presented By:



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Coldwell Banker Executives Realty

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Okanagan**

#100 - 3200 Richter Street,  
Kelowna, BC,

Phone: (250) 878-3877  
Shannon@MarkAndShannon.com

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