



915 Graf Road Kelowna British Columbia

\$899,900

Perched on the Rutland Bench, this 4-bedroom + den home offers excellent street appeal, lake views, and a spacious, family-friendly layout on a generous 0.33-acre lot. The main living features power blinds on the front windows, an updated open-concept design with hardwood floors, a cozy gas fireplace, and a modern island kitchen complete with built-in oven, gas cooktop, walk-in pantry, and a comfortable built-in breakfast nook. The adjoining dining area opens through new sliders to a covered sundeck, perfect for entertaining, with glass railing, gas BBQ hookup, and dual staircase access to the fully fenced backyard. Upstairs includes a primary bedroom with updated 3-piece ensuite, a second bedroom, a newer 4-piece main bath and convenient main-floor laundry. The lower level offers excellent flexibility with a warm wood-burning insert, a wet bar (easily suited for in-law potential), two additional bedrooms, a full bathroom, and convenient direct access to the attached double garage. Outside, the property shines with a new retaining wall, underground irrigation, abundant parking, and a 29' RV/boat pad, ideal for all your toys. Located in a quiet, safe and nature-oriented neighbourhood just minutes to Hartman Park, local orchards, Rutland Elementary School, Rutland Senior Secondary School, YMCA, and Rutland Arena, this is a well-rounded location offering both lifestyle and convenience. (id:6769)

Listing Presented By:



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stilhavn
REAL ESTATE SERVICES

Other 23'3" x 24'10"

3pc Bathroom Measurements not available

Utility room 8'7" x 10'9"

Other 8'7" x 17'3"

Bedroom 13' x 8'6"

Bedroom 13'2" x 8'7"

Family room 13' x 20'2"

Laundry room 6' x 4'

4pc Bathroom Measurements not available

3pc Ensuite bath Measurements not available

Bedroom 10'2" x 13'10"

Primary Bedroom 13'6" x 9'10"

Dining room 12' x 11'8"

Den 10'11" x 11'4"

Living room 12'4" x 20'4"

Kitchen 12' x 18'11"

**Stilhavn Real Estate Services
Okanagan**

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