



# 100 Fir Avenue Kaleden British Columbia

\$1,900,000

STUNNING VINEYARD and 5 bed, 4 bath, CUSTOM HOME with 360 degree views on 5 acres that's tucked away off the road offering optimal privacy. Grand foyer entrance with stunning staircase leading the eye to the wood accent VAULTED CEILINGS. First floor consists of high ceilings throughout the 3 spacious bedrooms, 2 baths, family room, laundry room, and attached 15'1" x 21'1" garage. Upstairs is flooded with NATURAL LIGHT in the kitchen/dining/living spaces. Kitchen has STAINLESS STEEL appliances, stone counters, oversized island, and breakfast nook. Dining room has built-ins and access to the covered deck with stairs leading down to the yard. Living space has a GAS fireplace to provide a cozy ambiance. Main bedroom has a roomy walk-in closet and PRIVATE 3 pce ENSUITE. Completing this floor is an additional bedroom and 2 pce bathroom. Downstairs is unfinished with the utility and storage rooms to make the potential finished square footage 3586 sqft! Additional features include: security system, paved driveway, deer fencing, a new water system, 3 bay 48.6" x 27" workshop/garage, and detached 26'11" x 20'11" garage. Potential for an estate winery with the detached garage to be converted into a tasting room. Conveniently located 10 minutes to Penticton and Okanagan Falls, yet walking distance to Pioneer Park/Beach, Kaleden Elementary, and Linden Gardens. Leased Pinot Gris and Pinot Noir vines to local wineries. By appt only. Meas approx only-buyer to verify if important. Dupl. MLS 10306145 (id:6769)

3pc Ensuite bath 8'7" x 8'11"  
2pc Bathroom 5'11" x 6'3"  
Primary Bedroom 14'10" x 13'8"  
Kitchen 14'11" x 18'8"  
Bedroom 12'7" x 10'6"

Dining room 11'6" x 13'8"

Living room 18'9" x 14'8"

Utility room 12'5" x 11'2"

Storage 12'5" x 11'2"

Storage 5'3" x 3'9"  
Laundry room 7'10" x 9'1"  
Other 21'1" x 15'1"  
Family room 14'10" x 18'11"  
Bedroom 13'5" x 11'8"

3pc Bathroom 8'7" x 4'11"

Bedroom 10'4" x 16'6"

Bedroom 10'4" x 16'6"

5pc Bathroom 10'1" x 7'5"

Listing Presented By:



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Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

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