



# 1016 CLARANCE Avenue Kelowna British Columbia

\$1,996,000

WOW! WOW! WOW! - CHECK OUT THESE VIEWS, THE QUALITY OF FINISHES AND THE OVERALL FLOOR PLAN. OVER 4,000 SQ FT OF COMBINED LIVING SPACE ON 2 LEVELS WITH A 1 BEDROOM LEGAL SUITE WITH A PRIVATE ENTRANCE, PARKING SPACE AND PRIVATE DECK AREA - ALSO WITH BIG LAKE VIEWS!! This Property has a Total of 5 Bedrooms and 5 Bathrooms with views from almost every room. [except the dog house...] There is also an Option to Create an Additional ""in Law Suite"" on the lower level if desired. All Amenities are nearby with the recent opening of retail space at Mission Village at the corner of Gordon and Frost Roads. Check out the amenities close by within the pictures attached to this listing. Seller installed a rooftop Solar Panel System this past spring [cost \$27k] that is estimated to save 70-80% on the electric bill. They have not had a bill to pay since spring!! WELCOME HOME TO 1016 CLARANCE AVENUE IN UPPER MISSION!! MAJOR PRICE REDUCTION TO \$1.998M. - PRICED WELL BELOW ASSESSED VALUE OF \$2.132M (id:6769)

Bedroom 15' x 13'	Family room 17' x 12'
Other 14' x 10'	Other 14' x 10'
Other 12' x 8'	Other 18' x 14'
Partial bathroom 6' x 5'	Laundry room 13' x 7'
Full bathroom 10' x 9'	Pantry 12' x 6'
Bedroom 15' x 13'	Bedroom 14' x 13'
Bedroom 18'1" x 14'	Full ensuite bathroom 14' x 8'
Dining nook 10' x 9'	Primary Bedroom 18' x 14'
Family room 13' x 13'	Partial bathroom 6' x 6'
Kitchen 11' x 8'	

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd

<https://brent-pay.c21.ca/>



Royal

**LePage Kelowna**

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