



1016 CLARANCE Avenue Kelowna British Columbia

\$1,799,900

PLEASE NOTE - THE SELLERS WILL CONSIDER BEST OFFERS ABOVE \$1.799,900.00 AND WILL CONSIDER BEST OFFERS BY SEPTEMBER 30 >>>> SELLER'S CURRENT ASSESSED VALUE BY BC ASSESSMENT IS \$2.1 MILLION.....PLEASE DO THE MATH....LOL !! WOW! WOW! - SWEEPING PANORAMIC VIEW OF VINEYARDS, ORCHARDS AND PICTURESQUE MOUNTAINS AND LAKE OKANAGAN. 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 [currently vacant] WITH A PRIVATE ENTRANCE, PARKING SPACE AND PRIVATE DECK AREA - ALSO WITH BIG LAKE VIEWS!! PARTIAL 2.5.10 HOME WARRANTY STILL IN PLACE. This Property has a Total of 5 Bedrooms and 5 Bathrooms with views from almost every room. There is also an Option to Create an Additional ""in Law Suite"" on the lower level if desired. All Amenities are nearby and in the pictures attached to this listing. Seller installed a roof top Solar Panel System a few years ago [cost of \$27k] that is estimated to save 70-80% on the electric bill. They have not had a bill to pay in a long time!! WELCOME HOME TO 1016 CLARANCE AVENUE IN UPPER MISSION!! (id:6769)

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|--------------------------|--------------------------------|
| 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 13' x 13' | |

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Listing Presented By:



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Royal

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