



# 1088 Clarence Avenue Kelowna British Columbia

\$2,249,900

Listing Presented By:



Originally Listed by:

Macdonald Realty Interior

Welcome to 1088 Clarence Avenue, your dream home in the highly desirable The Ponds community. This custom 2018 built home with a legal suite offers luxurious living at its finest. With 6 beds plus a large office & 6 baths this home boasts an incredible open-concept layout with soaring ceilings, lake views & top-tier finishes. The gourmet kitchen is equipped with high-end smart appliances & a walk-in spice kitchen featuring a second fridge, sink, stove, oven & tons of storage. The upper level is devoted to the master suite, a true retreat with access to a lake-view balcony, a 19'10" x 9'8" walk-in closet roughed in for a washer/dryer & a luxurious 5-piece ensuite with a soaker tub & separate shower. The basement features a rec room with a wet bar, a theatre, an additional bedroom, a storage room & a full bathroom with a steam shower. The legal 2-bedroom walkout suite on this level has its own laundry, 1.5 baths & a separate mailbox, offering income potential or multi-generational living options. Additional features include hide-a-hose as part of the built-in vacuum system, in-floor bathroom heating, pre-plumbing for a pool, and a secure oversized triple garage. All of this is just a short walk from Canyon Falls Middle School, or Mission Village at The Ponds, with amenities like a Save-on Foods, and Shopper Drug Mart. You'll also find kilometers of hiking and biking trails in the area at your fingertips, making this your dream home with a plethora of modern-day conveniences. (id:6769)



Royal

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5pc Ensuite bath 10'0" x 13'2"

Other 9'8" x 19'10"

Primary Bedroom 16'9" x 16'11"

Utility room 13'6" x 5'3"

Recreation room 38'8" x 33'8"

3pc Bathroom 4'11" x 10'8"

Bedroom 12'0" x 14'5"

Storage 6'11" x 6'11"

4pc Bathroom 4'11" x 14'0"

Bedroom 12'0" x 17'2"

Storage 6'11" x 6'11"

Laundry room 4'11" x 16'2"

2pc Bathroom 4'11" x 5'4"

Dining room 12'0" x 15'5"

Living room 35'4" x 20'8"

Kitchen 11'5" x 10'0"

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Media 21'8" x 13'1"

Pantry 5'7" x 15'6"

Bedroom 13'5" x 16'7"