



# 117 Hyslop Drive Penticton British Columbia

\$1,300,000

Nestled within this private 1.84 acreage estate, this charming 4-bedroom, 2-bath lakeview rancher combines modern comfort with timeless elegance. The home has been meticulously-maintained over the years. The beautifully- landscaped grounds around the house offer a peaceful retreat with privacy and truly breath-taking views of Okanagan Lake, the City of Penticton and surrounding mountains. Inside on the main floor, the thoughtfully-designed layout includes vaulted ceilings, a bright living room with access to a lakeview covered deck & gas fireplace with a beautiful tiled hearth. The dining room leads to a spacious kitchen with cozy lakeview breakfast nook. Down the hall is the master bedroom, 2nd bedroom & 4-piece bathroom. Step outside to a covered deck perfect for entertaining or relaxing where you can take in the stunning lake views. Recent upgrades include vinyl windows, flooring, bathrooms, 2 propane gas fireplaces & appliances. The basement offers a large family room w. gas fireplace & access to the covered deck & back yard. There are 2 more bedrooms, a laundry room, a separate workshop, utility room & 3-piece bathroom. The back yard is a flat, fenced oasis with a small garden & plenty of area to play. Beyond the back yard lawn, the property leads all the way down the bank next to the highway below & has been left in its natural state with original sage brush. 2 carport stalls. This rare estate is truly an exceptional place to call home. Measurements approximate. (id:6769)

- 3pc Bathroom 9'10" x 5'7"
- Workshop 12'2" x 9'3"
- Utility room 6'3" x 3'6"
- Laundry room 10'2" x 9'10"
- Bedroom 10'6" x 9'7"
- Recreation room 20'8" x 16'7"

- Foyer 7'3" x 6'2"
- Bedroom 10'7" x 10'3"
- Primary Bedroom 13'8" x 10'3"
- Living room 16'11" x 21'
- Dining room 15'4" x 9'8"
- Kitchen 16'8" x 9'3"

## 4pc Bathroom 8'10" x 6'7"

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