



1172 Frost Road Kelowna British Columbia

\$1,195,000

Welcome to one of the most highly sought-after family neighbourhoods in Kelowna! Every detail in this modern Tommie Award-winning home has been well thought out. The open-concept main floor transitions seamlessly to the large, covered patio, where you can relax and enjoy the lake views. The stylish two-tone kitchen includes an island large enough for four bar stools and plenty of counter space. There is also a large main floor den, space for a 6-person table and a functional boot room. The upper level has three spacious bedrooms, including the primary, which makes it perfect for young families. Another unique feature is the legal 1-bedroom suite, which rents for \$1700 per month (which can pay a lot of the mortgage). There is also a flex room downstairs you can use, or you can rent the suite out as a 2 bedroom. There is plenty of outdoor space, including upper and lower-level covered patios and a yard for the kids to play. If the kids need more room to play, Canyon Falls Middle School has a playground, basketball court and sports field across the street. Lane access at the rear of the home to the detached full-size double-car garage. (id:6769)

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| 4pc Bathroom 7'10" x 8'1" | Living room 16'0" x 12'8" |
| 4pc Ensuite bath 8'6" x 8'4" | Recreation room 12'8" x 10'3" |
| Bedroom 11'0" x 12'4" | Foyer 3'9" x 10'0" |
| Bedroom 11'0" x 10'10" | Mud room 4'1" x 10'10" |
| Primary Bedroom 12'8" x 12'6" | Laundry room 6'6" x 7'10" |
| Foyer 4'1" x 5'9" | 2pc Bathroom 5'0" x 5'9" |
| Laundry room 5'9" x 3'3" | Bedroom 11'0" x 11'0" |
| 3pc Bathroom 7'5" x 8'10" | Kitchen 8'2" x 12'4" |
| Bedroom 11'6" x 10'6" | Dining room 6'8" x 14'6" |

Kitchen 12'9" x 11'5"

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