



# 1220 Ponds Avenue Kelowna British Columbia

\$2,288,000

Beautifully crafted West Coast contemporary home offering breathtaking lake, city, and mountain views in the highly sought-after Ponds community. This custom-designed walkout rancher blends modern style with everyday functionality, set on a generous 0.33-acre lot backing onto parkland for added privacy and open outlook. The main level is designed for seamless one-level living and effortless entertaining, featuring a bright open-concept layout that connects the kitchen, dining, and living areas to a spacious covered patio--perfect for taking in the panoramic views. The chef-inspired kitchen is anchored by a massive island, complemented by high-end appliances and a full butler's pantry. The primary suite is ideally positioned on the main floor and offers a true spa-like retreat with a walk-in closet, double vanity, heated floors, soaker tub, and a luxurious steam shower. The lower walkout level is built for lifestyle, complete with a wet bar, expansive recreation space, two additional bedrooms, and a fully soundproofed theatre room. Step outside to your private backyard oasis featuring a heated in-ground pool with automatic cover, hot tub, and multiple lounging areas designed for both relaxation and entertaining. Thoughtful extras set this home apart, including a dog wash station off the heated garage, ample storage, and high-quality finishes throughout--an exceptional offering that combines privacy, views, and elevated Okanagan living. (id:6769)

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|-------------------------------|--------------------------------|
| Bedroom 14'8" x 10'6"         | 5pc Ensuite bath 12'8" x 11'7" |
| Full bathroom 12'7" x 7'0"    | Primary Bedroom 14'0" x 13'4"  |
| Recreation room 28'9" x 23'2" | Laundry room 18'11" x 8'10"    |
| Bedroom 12'2" x 11'10"        | Pantry 10'4" x 8'8"            |
| Other 21'8" x 16'1"           | Living room 16'3" x 15'7"      |
| Bedroom 12'0" x 11'11"        | Dining room 13'4" x 11'0"      |
| Full bathroom 7'11" x 4'11"   | Kitchen 18'8" x 13'0"          |
| Other 9'2" x 6'4"             | Foyer 11'5" x 10'0"            |

Listing Presented By:



Originally Listed by:  
Coldwell Banker Executives Realty



Royal

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