



## 13614 SPENCER Avenue Summerland British Columbia

**\$785,000**

Move-in ready 1,842 sqft home, in a central Summerland location, renovated in 2021, and packed with options for today and tomorrow. This 3 bed, 2 bath layout offers comfortable everyday living, plus a basement studio space that's ideal for extended family, guests, or a bit of extra income. Kitchen features SS appliances, gas stove, and quartz countertop. Maytag appliances including washer/dryer still under warranty. AC, furnace, and hot water tank new in 2021 as well as updated electrical. Set on a flat 0.17-acre lot, enjoy a nice, fenced yard with grass, a large, covered deck, lane access, and a detached garage/shop -- perfect for toys, tools, storage, or hobbies. For buyers thinking long-term, the RU1 zoning (Residential Urban Infill) opens the door to future multi-unit housing potential or potential to convert garage into carriage house (buyer to verify specifics with the municipality). The third bedroom in the basement is part of the studio suite. (id:6769)

Utility room 10'2" x 14'5"

Laundry room 10'2" x 8'3"

Kitchen 10'1" x 14'4"

Bedroom 10'6" x 14'1"

3pc Bathroom 3'7" x 8'10"

Sunroom 9'5" x 14'8"

Living room 12'3" x 19'8"

Kitchen 11'4" x 22'4"

Dining room 10'8" x 9'8"

Primary Bedroom 10'4" x 11'11"

Bedroom 8'6" x 11'10"

4pc Bathroom 9'7" x 7'10"

Listing Presented By:



Originally Listed by:  
eXp Realty (Kelowna)

<https://www.sellingkelownarealestate.com/>



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