



158 Grandview Street Penticton British Columbia

\$1,299,900

FULLY RENOVATED & ENERGY EFFICIENT! More than \$500,000 was invested in the remarkable transformation of this 1959 mid-century home, guided by respected Penticton architect Chris Allen of Landform Architecture + Design Build. Completed primarily between 2017-2019, the renovation was thoughtfully undertaken to preserve the home's original character while dramatically improving its comfort, efficiency and functionality. Extensive upgrades include exterior Rockwool insulation and Hardie siding, energy-efficient windows, new exterior doors, substantially improved insulation, 200-amp electrical service, central A/C and a new roof in 2019, with eight rooftop solar panels added in 2025. Inside, original hardwood complements a beautifully reconfigured open-concept plan and professionally designed kitchen opening directly onto the large backyard deck. Picture windows capture Okanagan Lake views, while mature landscaping, original stone terracing and established trees create a private setting for long summer evenings outdoors. The previously unfinished lower level was completely developed with two bedrooms, a full bathroom, laundry, flexible TV/office space and walk-out access. For the discerning buyer who appreciates quality workmanship, architectural character and thoughtful investment in the details you can--and can't--see, this is a home that deserves a closer look. (id:6769)

Utility room 12'6" x 8'2"

Laundry room 9' x 8'8"

Recreation room 12'3" x 28'3"

4pc Bathroom 5'9" x 8'11"

Bedroom 12'4" x 9'6"

Bedroom 8'11" x 12'11"

Other 27'2" x 12'11"

Other 10' x 9'7"

Primary Bedroom 10' x 15'8"

3pc Bathroom 10' x 7'1"

Kitchen 16'9" x 11'11"

Dining room 10'6" x 15'5"

Living room 13'5" x 24'8"

Foyer 12'2" x 6'7"

Listing Presented By:



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Coldwell Banker Horizon Realty

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Royal

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