



1349 Rocky Point Drive 2 Kelowna British Columbia

\$1,099,000

Own in the highly desirable Lost Creek Point community in Wilden. This beautifully maintained walkout rancher 4-bedroom, 3-bathroom home blends modern design with exceptional energy efficiency in a peaceful setting surrounded by nature. The bright, open-concept main floor features 9ft. ceilings, expansive windows, modern kitchen with quartz countertops, a large island, pantry cabinetry, stainless steel appliances, and a gas range. The living room is anchored by a cozy gas fireplace and opens onto a covered patio, creating an effortless space for everyday living and entertaining. Main floor bedroom provides flexibility for guests, a home office or den. The primary suite offers a walk-in closet and a beautifully appointed ensuite. The walkout lower level includes two additional spacious bedrooms, a wet bar, open plan recreation room, a private covered patio, and a generous utility and storage room with hot water on demand, a 125-amp electrical service, high-efficiency furnace with humidifier, and heat pump. Thoughtful extras include an epoxy-coated double garage, radon mitigation system, Energy Star certification, and BC Step Code 4 construction for outstanding energy performance. Enjoy being tucked into nature but close to everything with easy access to downtown Kelowna, schools, airport, shopping amenities while living just steps from Wilden's extensive trail network and newly opened mountain bike trails Pets welcome 2 dogs or 2 cats, or 1 of each, no size restriction. (id:6769)

Utility room 15'1" x 15'4"	5pc Ensuite bath 15'11" x 7'10"
4pc Bathroom 5'4" x 10'5"	Primary Bedroom 22'7" x 16'4"
Bedroom 12'2" x 11'4"	Living room 13'6" x 17'1"
Bedroom 11'4" x 12'9"	Dining room 11'9" x 10'10"
Recreation room 33'4" x 20'10"	Kitchen 15'6" x 15'8"
Other 7'1" x 5'6"	2pc Bathroom 5'5" x 11'1"
Storage 7'11" x 6'2"	Bedroom 9'3" x 9'6"
Other 4'5" x 15'0"	Foyer 12'1" x 8'0"

Listing Presented By:



Originally Listed by:
REMAX Kelowna

<http://www.audreyhoughton.com/>



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100
Fax:
sbuck56@gmail.com

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Laundry room 10'5" x 10'1"