



## 2109 Capistrano Drive Kelowna British Columbia

\$1,599,900

When you look up ""mint"" in the dictionary, this address comes up. From the moment you arrive, it's clear this home has been exceptionally loved. From the interlocking concrete paver driveway and immaculate landscaping to the custom carved front door, every detail outside and in this home has been thoughtfully and meticulously maintained. Designed with the option for true one-level living, the main floor features the primary bedroom, a bright, functional layout with a separate dining area, and a spacious kitchen centred around a large granite island. The oversized 3-car garage offers extensive built-in storage, organization, and a workbench, while the driveway easily accommodates four or more additional vehicles. Downstairs is an entertainer's dream with two additional bedrooms, a theatre room, second office, gym with floor-to-ceiling mirrors, a second bar tucked beneath the stairs, and the ""popcorn room"" complete with a bar and second fridge. The large recreation area, previously home to a pool table, provides endless flexibility for games, hobbies, or gatherings. Outside, the entertaining continues with a newly lined saltwater pool featuring an electric cover, a hot tub overlooking the 17th green, a pergola for relaxing on warm evenings, and a storage shed for all your outdoor essentials. Set on a beautifully landscaped lot with valley and golf course views, every detail reflects pride of ownership, making this an exceptional move-in-ready home inside and out. (id:6769)

Media 15'11" x 16'6"

Office 11' x 4'5"

Gym 18' x 10'8"

Full bathroom Measurements not available

Recreation room 20'9" x 17'2"

Bedroom 12'6" x 12'7"

Bedroom 12' x 11'4"

Other 13'5" x 13'9"

Laundry room 7' x 7'8"

5pc Ensuite bath 11'5" x 13'11"

Primary Bedroom 22'9" x 16'1"

2pc Bathroom Measurements not available

Office 15' x 9'10"

Kitchen 14'10" x 13'7"

Living room 23'5" x 20'5"

Listing Presented By:



Originally Listed by:

Coldwell Banker Horizon Realty

<http://www.watson-brothers.com/>



Royal

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