



757 Barnaby Road 3 Kelowna British Columbia

\$1,299,900

Welcome to Barnaby Heights, designed for those who appreciate sophistication, comfort, and convenience. This exceptional three-level home offers a harmonious blend of contemporary design and functional luxury. On the entry level, discover spacious double garage, versatile recreation room, perfect as an office, home theater, or gym—a welcoming guest bedroom with full bathroom, mud room & ample storage. Ascend to the main floor and experience true open-concept living. A seamless flow connects the living, dining, and kitchen areas, anchored by a grand island & walk-in pantry. Vaulted ceilings & cozy fireplace elevate the ambiance, while expansive sliding doors open onto a covered sun deck. Two additional bedrooms share full bathroom & enjoy access to a second private patio. The upper floor is your private retreat, featuring serene primary suite complete with luxurious 4-piece en-suite, generous walk-in closet & private balcony. An additional bedroom with its own full en-suite provides comfort & privacy for family or guests. Enjoy an extra parking stall and low-maintenance living. Situated just minutes from top-rated schools, sandy beaches, world-class wineries, new Mission Village at the Ponds. With only four residences available, Barnaby Heights is an exclusive opportunity to own a slice of Kelowna luxury living. Appliances are included and will be installed soon. Price Plus GST. Size based on virtual tour, Buyer should verify if deemed important. (id:6769)

Pantry 7'4" x 8'6"	Great room 17'3" x 15'4"
Kitchen 9'0" x 15'5"	Mud room 6'0" x 8'8"
Bedroom 11'6" x 12'4"	Other 5'6" x 8'6"
3pc Bathroom 8'8" x 5'0"	Foyer 2'0" x 4'0"
Laundry room 6'7" x 5'0"	Storage 7'0" x 5'11"
Other 6'8" x 7'0"	Recreation room 19'0" x 14'6"

4pc Ensuite bath 8'2" x 12'0"

Primary Bedroom 14'6" x 15'2"

3pc Ensuite bath 8'2" x 12'0"

Bedroom 12'0" x 12'0"

Other 5'0" x 4'11"

Bedroom 15'8" x 14'0"

3pc Bathroom 5'6" x 8'0"

Listing Presented By:



Originally Listed by:

Oakwyn Realty Okanagan-Letnick Estates

<https://bc-real-estate.com/>



Royal

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