



## 8900 Jim Bailey Road 31 Kelowna British Columbia

\$519,900

OVER \$75,000 IN TOTAL UPGRADES - NO GST OR PROPERTY TRANSFER TAX - Flexible Possession! - Welcome to one of the most RARE floor plans in the desirable Deer Meadows Estates. This thoughtfully designed 2-bed, 2-bath layout is ideal for those who love the EXTRA spaciousness to unwind & entertain, forgoing the 3rd bedroom option. This results in an open-concept kitchen, dining, and living area that feels both expansive & inviting. The home showcases a full garage addition (\$33k), upgraded interior package (\$6800) with modern electric fireplace and energy-efficient hot water on demand, and a premium kitchen upgrade (\$7350) featuring shaker panel cabinets, quartz countertops with seamless backsplash, undermount Blanco sink, under-cabinet LED lighting, & 9 deep drawers for enhanced storage. As well as a luxury double door fridge (\$2500). Enjoy indoor-outdoor living with sliding doors leading to the patio & upgraded brown pressure-treated wood deck (\$12,600). Additional outdoor enhancements include a second deck, landscaped backyard with pet-friendly synthetic turf, gazebo & shed, creating a full outdoor retreat (\$7500). More Seller-added upgrades include washer and dryer, water softener & blinds. Deer meadows offers a pet friendly, modern, low-maintenance lifestyle with exceptional value & flexibility. Residents enjoy a community pickleball court & the Okanagan Rail Trail. Short-term rentals are permitted, adding excellent investment versatility. A great opportunity awaits! (id:6769)

Primary Bedroom 13'2" x 13'1"

Living room 13'1" x 13'1"

Laundry room 5'2" x 6'

Kitchen 13'1" x 13'11"

Dining room 13'1" x 8'1"

Bedroom 12'11" x 13'10"

4pc Bathroom 13'1" x 5'8"

3pc Ensuite bath 7'10" x 6'6"

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Listing Presented By:



Originally Listed by:  
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