



# 335 Patterson Road Kelowna British Columbia

\$869,900

Awesome family home in a sought after neighbourhood within walking distance to all levels of school! This over 2600 sqft house is situated on a huge .24 acre lot with fruit trees and a detached shop. The home is currently set up as an 8 bed, 2 full bath but can easily be converted back to a 5 bed configuration. Many big ticket items have been upgraded, 9 year old roof, gutters, new hot water tank, high efficiency furnace, new electrical panel and much more. The main floor has 5 bedrooms which could be 3 and a massive sunroom. Living room with wood fireplace is a great space to relax. The lower level has grade level separate entry, a full bathroom and three more bedrooms but could be changed easily back to 2 and a large family room. The property is zoned MF1 for multifamily so lots of future potential with the large lot. Detached 27x18 garage is a huge bonus, it has 220v electric, 9' ceilings and even an insulated wine room! Carport with garage door for added security and comfort. Additional parking on the street and driveway. The home is easily suited and had a kitchen in the basement years ago. This area is great for families with the YMCA not far, Ben Lee water park is a few blocks away too. A pre listing home inspection has been completed and is available for prospective purchasers. Check out the virtual tour in the media tab! (id:6769)

- Laundry room 31'2" x 11'5"
- Bedroom 10'3" x 11'5"
- Bedroom 15'8" x 13'7"
- Full bathroom 5'1" x 6'8"
- Bedroom 19'1" x 13'8"
- Living room 15'8" x 13'9"
- Sunroom 13'8" x 10'
- Bedroom 13'8" x 9'7"
- Full bathroom 11'5" x 5'11"
- Bedroom 13'8" x 15'8"
- Bedroom 9'3" x 11'9"
- Bedroom 9'5" x 11'9"
- Primary Bedroom 12'1" x 11'5"
- Living room 15'2" x 13'4"
- Dining room 9'11" x 11'5"
- Kitchen 13'7" x 11'5"

Listing Presented By:



Originally Listed by:  
Century 21 Assurance Realty Ltd



Royal

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