



3350 Larkspur Court Kelowna British Columbia

\$1,774,900

A rare opportunity to own a flat, square and fully fenced 1.09 acre property with huge renovated home! This 2002 built rancher with a full basement features an attached carriage style home which adds a triple garage and a 2 bed LEGAL suite above! The main home has 3 bedrooms on the main floor, laundry and a chefs kitchen with high end 6 burner Wolfe range, commercial fan and Jenn Air fridge/freezer combo. The interior has a functional floor plan with formal dining room and new flooring throughout. The basement features another 2 bedrooms, large rec room and even a huge theatre room. The addition was constructed in 2023 and the living space above has 2 bedrooms and 1 bath at roughly 850sqft. It has its own electrical meter, laundry, kitchen and even a massive private balcony to take in the Kelowna Sunsets. The triple garage has so much space for your toys and tools. The main floor ""Gym"" area has a separate entrance to the exterior and would be perfect for a home based office. Many recent updates with HVAC, flooring and much more! The Seller takes great pride in the lush lawns & garden areas during the summer. Hard side above ground pool is only a few years old. Underground irrigation system and parking for many vehicles! There are two entrances to this property, one off Larkspur and one off Water Rd so access is easy for trailers. A very well rounded property with so many uses! (id:6769)

Family room 20'2" x 9'3"
 Bedroom 13'0" x 9'4"
 Bedroom 11'10" x 9'4"
 Full bathroom 10'2" x 7'2"
 Kitchen 16'3" x 11'3"
 4pc Bathroom 8'3" x 9'5"
 Bedroom 10'6" x 16'3"
 Bedroom 10'2" x 10'2"

Recreation room 19'11" x 19'8"
 4pc Bathroom 8'3" x 4'9"
 Dining nook 10'3" x 13'6"
 Kitchen 10'5" x 11'7"
 Dining room 11'9" x 16'5"
 Living room 12'8" x 19'4"
 Bedroom 10'4" x 11'1"
 4pc Ensuite Bath Multiple Listing

Listing Presented By:



Originally Listed by:

Century 21 Assurance Realty Ltd



Royal

LePage Kelowna

#1-1890 Cooper Road , Kelowna, BC,

Phone: 250-860-1100

Fax:

sbuck56@gmail.com

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.

Recreation room 38'4" x 31'6"

Primary Bedroom 15'8" x 15'0"

Media 15'4" x 19'4"