



# 338 Burne Avenue Kelowna British Columbia

\$2,499,950

If you've been dreaming of a fresh new home where modern comfort meets the rhythm of the Okanagan lifestyle, this 4-bdrm 3 bath home as well as a 1-bdrm 1 bath suite may be the one you've been waiting for. Perfectly located just steps from Okanagan Lake, only 100 ft off the Abbott St corridor, you're a 90-second stroll to Burne Ave Beach and a short walk or bike ride to the hospital, downtown cafes, Strathcona Park, and several nearby beaches. Here, mornings begin with shoreline light and evenings end in golden lake sunsets—bring your paddleboard and make it part of everyday life. Inside, the home offers a warm, refined calm, wide-plank white oak floors, two fireplaces, and an effortless sense of luxury throughout. The spa-inspired ensuite features heated tile floors, a double vanity, freestanding tub, and fully tiled walk-in shower. Designed for comfort and efficiency, it includes heated concrete floors, a hydronic forced-air system, central air conditioning, and on-demand hot water. The home has been lifted and expanded with a brand-new basement, essentially renewing all major components. With 13 appliances, Quartz through out, two spacious entertaining decks, and seamless indoor-outdoor flow, it blends lifestyle and function. Outside, a low-maintenance fenced yard with irrigation adds ease, while lane access leads to an attached 2-car garage with roughed-in EV charger and RV parking. A quiet, elevated way of living in one of Kelowna's most desirable neighbourhoods. (id:6769)

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- Utility room 11'1" x 4'5"
- Other 11' x 3'
- 4pc Bathroom 5'7" x 7'6"
- Mud room 9'0" x 4'4"
- Laundry room 8'11" x 6'
- Foyer 10'9" x 11'4"
- Bedroom 10'7" x 10'9"
- Bedroom 8'6" x 9'3"
- Recreation room 11'0" x 17'6"
- Bedroom 13'1" x 10'3"
- Full bathroom 8'2" x 6'6"
- Full ensuite bathroom 16'3" x 9'7"
- Primary Bedroom 13' x 13'3"
- Other 9'6" x 4'6"
- Pantry 4'8" x 11'9"
- Other 6'5" x 5'6"
- Kitchen 16'3" x 9'7"
- Dining room 14' x 13'
- Living room 17' x 16'

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