



887 Morrison Avenue 4 Kelowna British Columbia

\$775,000

This one-of-a-kind contemporary residence offers an exceptional blend of modern design, quality construction, and unbeatable convenience within an exclusive 4-plex development. Thoughtfully designed with 3 bedrooms, a den, and 2.5 bathrooms across two stylish levels, the home showcases premium craftsmanship throughout, including custom cabinetry, hardwood flooring, stainless steel appliances with a gas range, oversized windows, and an abundance of natural light. The upper-level primary retreat provides a private, spa-inspired ensuite and an additional two bedrooms. Built with comfort and durability in mind, the property features a superior Silent Wall suite separation system with solid concrete walls and double foam insulation between units for outstanding sound suppression and privacy. Additional highlights include high-efficiency heating and cooling, premium windows, rough-in central vacuum, a fully finished single garage, and below the main level of the home is an expansive 4.5' crawl space offering exceptional storage. Outdoor living is equally impressive with a private patio, low-maintenance landscaping, synthetic lawn, and privacy fencing designed for relaxing Okanagan evenings. Ideally situated in one of the area's most walkable locations, you are just steps to the college, beaches, parks, restaurants, coffee shops, groceries, medical services, and everyday amenities.

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- Bedroom 11'2" x 9'3"
- Full bathroom 7'9" x 4'10"
- Bedroom 10'11" x 9'3"
- Full ensuite bathroom 9'1" x 7'9"
- Primary Bedroom 14'4" x 10'11"
- Laundry room 5'5" x 3'6"
- Partial bathroom 7'3" x 3'6"
- Dining room 14'9" x 10'4"
- Kitchen 14'1" x 9'6"
- Living room 13'9" x 12'7"

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