



405 Viewcrest Road Kelowna British Columbia

\$1,389,000

PARKING - HALF WAY DOWN THE DRIVEWAY ON THE RH SIDE - YOU WILL SEE A LEVEL PARKING AREA THAT FITS 4 VEHICLES. CURRENT OWNERS EITHER DRIVE IN ""NOSE FIRST"" AND THEN BACK OUT WHEN THEY LEAVE OR THEY TURN AROUND UP TOP, BACK IN AND THEN DRIVE OUT ""NOSE FIRST"". EITHER WAY - EASY PEASY!!! AMAZINGLY RENOVATED 3400 SQ FT+ --- 4 BEDROOM / 3 BATHROOM [full bathrooms] HOME JUST BELOW KETTLE VALLEY IN UPPER MISSION ON .56 OF AN ACRE. A Private Guest Suite with it's own full bathroom on the Lower Level. MAGNIFICENT PRIVATE POOL [with newer Heater and Liner and metal winter mesh cover] AND LOUNGING AREA [lower level] OVER TOP OF LAKE OKANAGAN WITH LOTS OF LAKE VIEWS... Full House Reno in 1992, Newer Guaranteed 75 Year Metal Roof Installed in 2012 [approx] & Complete new wiring throughout the home. Complete Pool Cleaning System, Remote Controlled Irrigation System, newer Furnace and Hot Water Tank. The Garage Studio [over top of the Garage] has 5000W power hook up and 110/220 amp Wiring. The space over the garage, currently used as a studio, can be converted to a Carriage Home for about \$30k... Don't let the Steeper Driveway throw you off, there is plenty of parking, including a large landing area with 4 parking spots part ways down to the main home. Priced well below the 2023 BC Assessed Value of \$1.481m...You'll see first hand that it is worth every penny of the List Price.

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Listing Presented By:



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Royal

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Loft 23' x 21'

Other 19' x 13'

Full bathroom 13' x 6'

Bedroom 14' x 13'

Other 19' x 13'

Storage 12' x 12'

Other 28' x 12'

Laundry room 10' x 10'

Foyer 10' x 10'

Dining nook 9' x 8'

Full bathroom 8' x 7'

4pc Ensuite bath 11' x 10'

Bedroom 10'0" x 9'

Bedroom 18' x 11'

Primary Bedroom 20' x 14'

Kitchen 16' x 10'

Dining room 13' x 13'

Living room 19' x 16'

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