



## 421 Birch Avenue Kelowna British Columbia

\$2,200,000

Featuring 4 spacious bedrooms on the 2nd floor, an office, & 3 elegant bathrooms, this residence boasts an exceptional walkability score to Okanagan Lake, downtown, & the bustling Pandosy Village. This charming 2 storey home on a quiet residential street in the highly sought-after hospital area is a perfect blend of comfort & convenience & incredible street appeal. Step outside to your private oasis, complete with a covered deck large enough for dining & lounging, a hardscape patio with water feature, a private pergola area, & a side yard with another dining patio & enough room for a pool or a carriage house. The has colourful perennial border gardens, highlighted by wrought iron fencing & lots of lighting, has proudly been showcased in the annual Garden Tour. Indulge in the luxurious, spa-like main bathroom & enjoy the warmth of the inviting family room & the intimacy of the private dining room. The oversized garage is a dream, equipped with a workbench, utility sink, & built-in storage. The heart of the home is the new custom Denca gourmet kitchen, fitted with top-of-the-line Bosch & Fisher Paykel appliances, including a wine cooler & a separate oversized pantry. Additionally, the unfinished 4' crawl space provides ample storage possibilities. This home truly embodies a harmonious blend of sophistication & practicality, offering an unparalleled lifestyle in an unbeatable location. Don't miss the chance to make this exceptional property yours! (id:6769)

Laundry room 9'7" x 7'

4pc Bathroom 8' x 8'3"

5pc Ensuite bath 15'1" x 14'7"

Bedroom 11'10" x 14'

Bedroom 14'6" x 11'

Bedroom 17'3" x 14'1"

Other 8'2" x 7'7"

Primary Bedroom 18'10" x 14'4"

2pc Bathroom 4'11" x 5'7"

Office 10'11" x 9'11"

Foyer 13'3" x 8'

Dining room 13' x 11'

Kitchen 23'7" x 10'11"

Living room 18'10" x 20'4"

Listing Presented By:



Originally Listed by:

Chamberlain Property Group



Royal

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