



4609 Fordham Road Kelowna British Columbia

\$1,100,000

Brand-new & currently under construction in the heart of the Lower Mission, this thoughtfully designed 3 bedroom, 3 bathroom half duplex offers the rare opportunity to enjoy a new home within one of Kelowna's most established & coveted neighbourhoods. Designed with family living in mind, all 3 bedrooms are positioned together upstairs, while the main level offers an inviting open-concept layout with high ceilings, 8-foot doors & generous windows creating a bright, airy feel throughout. Quartz countertops, solid-surface flooring throughout, an appliance package & an abundance of storage pair beautiful finishes with everyday functionality. Built to Step Code 4 with an insulated slab; the home has been thoughtfully constructed with comfort & efficiency in mind. Additional features include rough-ins for EV charging & a hot tub, while landscaping is included, allowing you to simply move in & enjoy upon completion. The setting is equally impressive--exceptionally quiet yet remarkably convenient, surrounded by mature greenery & the established character the Lower Mission is known for. Walk or bike to schools, beaches, parks & recreation, with H2O Adventure + Fitness Centre, Capital News Centre, sports fields, shopping & everyday conveniences all minutes away. It's the best of both worlds: the comfort, efficiency & peace of mind of a brand-new home paired with the walkability, mature surroundings & sense of community rarely found in a new development. Complete with a 2-5-10 New Home Warranty. (id:6769)

Bedroom 10'3" x 12'10"

Bedroom 10'3" x 19'9"

Full bathroom 5'6" x 10'11"

Laundry room 5'6" x 6'0"

Family room 11'4" x 13'7"

Primary Bedroom 13'1" x 14'0"

5pc Ensuite bath Measurements not available

Partial bathroom 6'6" x 5'2"

Dining room 8'6" x 17'2"

Living room 11'4" x 17'2"

Kitchen 9'0" x 17'2"

Mud room 6'2" x 9'6"

Pantry 7'0" x 3'10"

Listing Presented By:



Originally Listed by:

REMAX Kelowna - Stone Sisters



Royal

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